

A01

F/TH/21/1470

PROPOSAL: Change of use of single dwelling to HMO (sui generis)

LOCATION: 6 Cliff Street RAMSGATE Kent CT11 9HS

WARD: Central Harbour

AGENT: Mr Mark Horner

APPLICANT: Nicole Fellas

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 13b, 14b and 15b received 28 January 2022.

GROUND;

To secure the proper development of the area.

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

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD02 and HO19 of the Thanet Local Plan.

INFORMATIVES

Information on how to appeal this planning decision is available online at <https://www.gov.uk/appeal-planning-decision>

Please be aware that your project may also require a separate application for Building Control. Information can be found at:

<https://www.thanet.gov.uk/services/building-control/>

or contact the Building Control team on 01843 577522 for advice.

SITE, LOCATION AND DESCRIPTION

6 Cliff Street is a three storey grade II listed building with a basement located towards the northern end of Cliff Street and the junction with Queen Street. The property has a small railed area to the front providing lightwells to the basement. The building has a regular fenestration of 3 glazing bar sashes on 1st and 2nd floors, and 2 on ground floor, all with gauged heads, and a central door of 6 raised and fielded panels with a semi-circular fanlight in gauged semi-circular rebated surround with impostes.

RELEVANT PLANNING HISTORY

L/TH/21/1471 - Application for Listed Building Consent for replacement of internal doors. Pending consideration.

NM/TH/15/0210 - Application for non material amendment to planning application ref F/TH/13/0063 to alter roofing material. Granted 19 March 2015

F/TH/13/0063 - Erection of a five storey building with underground parking, containing 9 flats, following demolition of existing buildings without compliance of condition 8 of planning permission F/TH/07/0916 to omit underground parking and insertion of door to ground floor side elevation. Granted 15 March 2013

F/TH/10/0422 - Application for extension of time of planning application F/TH/07/0916, for erection of a five storey building with underground parking, containing 9 flats, following demolition of existing buildings. Granted 19 July 2010

L/TH/08/0639 - Listed building consent for conversion of basement to self-contained flat, and internal and external alterations. Granted 15 July 2008

F/TH/08/0638 - Change of use of basement to self-contained flat, and external alterations to fenestration. Granted 15 July 2008

C/TH/07/1100 - Conservation Area Consent for the demolition of existing buildings. Granted 05 October 2007

F/TH/07/0916 - Erection of a five storey building with underground parking, containing 9 flats, following demolition of existing buildings. Granted 04 September 2007

F/TH/01/0424 - Change of use from retail to ancillary living accommodation, double garage in connection with adjoining dwelling including external alterations. Granted 28 August 2001

L/TH/00/0489 - Replacement of existing conservatory with new timber conservatory. Granted 31 July 2000

PROPOSED DEVELOPMENT

The proposed development is the change of use of single dwelling to HMO (sui generis).

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

HO19 - House in Multiple Occupation

QD02 - General Design Principles

QD03 - Living Conditions

TP02 - Walking

TP03 - Cycling

TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper.

One letter of objection has been received raising the following concerns:

- Overdevelopment
- Increase in traffic and parking
- Impact upon community facilities
- No improvements are proposed to the building
- Impact upon population balance
- Sustainability
- Increase in litter
- Increase in crime
- Increase in anti-social behavior
- Noise and disturbance
- Impact upon the conservation area

CONSULTATIONS

Natural England - No objection subject to securing appropriate mitigation

TDC Conservation Officer - Following a review of the proposed scheme I do not believe there to be a significant implication to the surrounding conservation area and as such I do not object to the proposed.

TDC Environmental Health - I would have concerns around noise transfer between the residential rooms of the HMO. However internal soundproofing is a matter for Building Control Regulations Approved Doc E and the applicant is required to provide details showing compliance with Section 6 'Rooms for Residential Purposes' which requires sound insulation standards between separating walls and floors.

TDC Private Sector Housing - I can confirm that there are no objections to the application. There are no outstanding disrepair issues on our records and no other HMO properties within this road. From a HMO licensing point of view, the owner may need to consider

available amenities, dependent upon their planned occupancy levels. This is something that can be discussed directly, if appropriate.

COMMENTS

This application has been brought before members by Cllr Austin to consider whether this proposal would represent overdevelopment.

Principle

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

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

Elsewhere proposals will be permitted where the development:

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

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

Character and Appearance

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

The Council's Housing Officer has confirmed that there are no licensed HMOs within Cliff Street and there is no planning history for HMO's within 50m of the site.

The existing property has six bedrooms, three on the first floor and three on the second floor. This application proposes to alter the dining room on the ground floor to a bedroom. If the property was to remain as a single dwelling this could be completed without planning permission. It is not considered that the change of use of the building would affect the significance of the building as a listed building, nor as a designated heritage asset within the Ramsgate Conservation Area, given the lack of external changes proposed.

With regard to refuse storage the property does not currently benefit from a designated refuse storage area and the building immediately abuts the public footpath. The agent for the application has indicated that the kitchen would be provided with a dry waste compactor, and a macerator in the sink. The reuse and recycling would then be stored within the property and put out on collection day. This arrangement is considered to be similar to the existing arrangements.

Given that there are no external changes and the limited number of proposed residents and the proximity to the town centre, it is considered that the development would have no significant impact upon the character and appearance of the Ramsgate Conservation area, in line with policies QD02, HE02 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Whilst the HMO can accommodate up to 7 unrelated people, there is no reason to assume that the occupants would cause more noise and disturbance or anti-social behaviour than people living in the property as a single household.

The Council's Housing Licensing Officer has confirmed that the property meets the requirements for a HMO for up to 7 people. All habitable rooms benefit from natural light and ventilation and there is an amenity area at the rear that would be accessible for all residents.

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

Transportation

The site is located in a highly sustainable location close to Queens Street and Ramsgate Town Centre with its numerous facilities and public transport links. The existing property has six bedrooms and the proposed HMO would accommodate up to 7 people. Whilst there is no off street parking for the property, it is considered that due to the number of residents within the property, the properties existing capacity and the location of the site, there would be no significant increase in demand for parking or harm to highway safety as a result of the proposed development.

Financial Contributions

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

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection

Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

Whilst the proposed HMO increases the number of bedrooms in the property from six to seven, the HMO would be restricted to a maximum of seven residents at any one time. Furthermore the use of the existing rooms could be altered to bedrooms without the need for planning permission if the property was to remain as a single dwelling. It is therefore considered that given the size and number of bedrooms within the existing property, the permitted development fallback position, and the restriction of 7 residents within the HMO, that there would not be an increase in the number of people accommodated by the dwelling. A contribution to mitigate against increased recreational pressure upon the special protection area has therefore not been requested in this instance.

Other Matters

Given the size of the existing property, the proposed use is not considered to result in any significant increase in strain on community facilities in the area or impact upon sustainability above that of the existing property.

Whilst the building is listed there are no requirements for an application for a change of use to include other changes or enhancements to the property. A separate application for listed building consent (under reference L/TH/21/1471) is under consideration by the Council.

Conclusion

It is therefore recommended that planning permission is approved.

Case Officer

Duncan Fitt

TITLE:

F/TH/21/1470

Project

6 Cliff Street RAMSGATE Kent CT11 9HS

