

A02

FH/TH/21/1895

PROPOSAL: Retrospective application for the replacement of door to Juliet balcony to front elevation

LOCATION: 16 Poldark Court Victoria Parade RAMSGATE Kent CT11 8DA

WARD: Eastcliff

AGENT: No agent

APPLICANT: Mr Derek Connelly

RECOMMENDATION: Approve

SITE, LOCATION AND DESCRIPTION

Poldark Court is a four storey block of flats fronting Victoria Parade, located opposite the Granville Theatre and between Albion Road and Victoria Road. The building has an 'L' shaped floor plan with a car park to the rear and is constructed with white render, brickwork and brown windows and doors. There are windows, bay windows, Juliet balconies, balconies and doors visible around the property. Number 16 is located on the first floor at the front of the property, fronting Victoria Parade.

RELEVANT PLANNING HISTORY

F/TH/15/0515 - Replacement of timber framed windows and aluminium framed doors with UPVC and replacement of timber framed communal doors with aluminium. Granted 06 August 2015

PROPOSED DEVELOPMENT

This is a retrospective application for the replacement of the door to a Juliet balcony in the first floor front elevation. The doors that have been replaced had a sliding opening and the doors that have been installed have a bi-folding opening.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

Policy SP35 - Quality Development
Policy SP36 - Conservation and Enhancement of Thanet's Historic Environment
Policy HE02 - Development in Conservation Areas
Policy QD01 - Sustainable Design
Policy QD02 - General Design Principles
Policy QD03 - Living Conditions

Policy TP06 - Car Parking

NOTIFICATIONS

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

Four letters of objection have been received raising the following concerns:

- Work has been completed without planning permission
- Work has been completed without permission from the other owners of the property
- Impact upon the character and appearance of the area
- Not enough information given on the application
- Have building regulations been complied with
- Impact upon the structural stability of the building.

Ramsgate Heritage and Design Forum - No objection

CONSULTATIONS

TDC Conservation Officer - No objection

COMMENTS

This application has been called in to the Planning Committee by Cllr Huxley to consider the impact of the development upon the character and appearance of the Conservation Area and the overall design and appearance of the building.

Principle

The site comprises an existing building located within the urban confines of Ramsgate. The principle of altering an existing building is considered acceptable subject to all other material considerations.

Character and Appearance

The NPPF states that planning 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 and appropriate landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; and provide a high standard of amenity for existing and future users (Paragraph 130).

Policy QD02 of the Thanet Local Plan provides general principles for new development and states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. In this regard development must relate to the surrounding development, form and layout and strengthen links to the adjacent areas.

Policy SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design.

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.' 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." (Paragraph 199)

Policy HE02 of the Thanet Local Plan requires that appropriate materials and detailing are proposed and that developments 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.

The replacement doors comprise two doors and are brown in colour. The colour of the doors is considered to match the other doors and windows around the property. The sliding doors that were previously in place and that are visible elsewhere around the building overlap and when open the doors would still occupy half of the opening. The bi-folding doors that have been installed do not overlap and when opened both move to one side leaving a larger opening.

As the replacement doors still provide a pair of doors to the opening and match the other doors and windows around the property in colour, the lack of an overlap between the doors is not considered to be highly prominent. The method of opening is different to the other doors around the property and would leave a larger gap when retracted than the other doors, however due to the method of opening would have limited visibility when open.

It is, therefore considered, given the similarities between the design and colour of the doors, that this development does not result in any significant harm to the character and appearance of the Conservation Area or the consistency of openings in the building, in line with policy HE02 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The replacement of the sliding doors with bi-folding doors in the same opening does not significantly alter the scale of the building or result in any significant increase in opportunity for overlooking. This development is therefore not considered to result in any significant harm to the living amenity of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

This application does not increase the proximity of the building to the highway and does not increase the amount of habitable accommodation in the property. It is therefore not considered to result in any significant highway impacts.

Other Matters

Retrospective applications for Planning Permission are considered in the same way as proposed applications for Planning Permission.

Building regulations would cover the impact of the development upon the structure of the building and the requirement to comply with Building Regulations is covered by other legislation that falls outside of the Planning System.

It is considered that sufficient information has been provided with the application for the Council to make an assessment of the impacts of the development.

The requirement for the applicant to comply with a lease, obtain permission from the Freeholder and the other leaseholders of the building is not a material planning consideration.

Conclusion

Given the minor differences in the previous doors and the new doors, this development is not considered to result in any significant harm to the character of the Conservation area and therefore it is recommended that members approve this application.

Case Officer

Duncan Fitt

TITLE:

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Project

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