

A01

F/TH/22/0596

PROPOSAL: Change of use from commercial workshop and 2No flats to 6No 1-bed and 2No 2-bed flats together with erection of first and

LOCATION: second floor extensions, 4No dormer windows to rear, replacement of windows and roof tiles and alterations to fenestration

Workshop 21 Hibernia Street RAMSGATE Kent CT11 8HP

WARD: Eastcliff

AGENT: Mr Marc Turnier

APPLICANT: Mr Graham

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 P0 REV 2, P01 REV 2, P02 REV 2, P03 REV 2, P04 REV 2, P101 REV 2, P102 REV 2, P201 REV 2, P202 REV 2, received 10 June 2022.

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 The development hereby permitted shall be constructed using white render to the Cottage Road Elevation and, white painted flint and brickwork to the Hibernia Street, Elevation and slate tiles to match the existing property in accordance with the correspondence from the applicants agent received 06 July 2022 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

5 The approved doors and windows shall not open over the highway.

GROUND:

In the interest of highway safety

6 The refuse storage facilities as specified upon the approved drawing numbered P0 2 Rev 2 and received on 10 June 2022 shall be provided prior to the first occupation of the development 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.

7 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. P0 2 Rev 2 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.

8 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.

9 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.

10 Prior to the installation of any external windows manufacturers details of the proposed windows 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 secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

11 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

INFORMATIVES

Information on how to appeal this planning decision or condition 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.

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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

21 Hibernia Street is a two storey building sited on a corner plot which addresses both Hibernia Street to the north east and Cottage Road to the south, within the Ramsgate Conservation Area. Historic mapping indicates that there was a narrow building to the north east of the application site fronting Hibernia Street since the late 1800's.

It is visually apparent that the north eastern portion of the building is historic, and is significantly older than the south western element of the building, which appears to be a later extension to this building. The north eastern elevation fronting Hibernia Street contains painted flintwork to the external elevation at ground floor level, painted bricks above, with a historic pattern of fenestration. This portion of the building is relatively narrow and is set under a gabled pitched roof of a lower height than the adjacent terrace to the north west. The remainder of the building to the south west aligns with the eaves of the original portion of the building and is set under a flat roof, extending to the south west boundary of the application site.

The application property is located to the rear of the listed corner terrace which fronts Albion Place, and is sited within a tight, high density urban environment which forms part of the subsidiary roads to the rear of this Listed Terrace. Immediately surrounding the application site is a 2.5 storey (with basement/lower ground floor level) terrace to the north west, a pair of three storey semi-detached dwellings opposite on Hibernia Street, a modern two storey development containing flats to the south west and a three storey dwelling opposite fronting Cottage Road.

RELEVANT PLANNING HISTORY

C/TH/08/1476 - Conservation Area Consent for the demolition of the existing building. Refused 10 February 2009 due the loss of the historic building.

TH/75/0862 - Alterations and provision of flat roof to the sweet factory. Granted 26 January 1976

PROPOSED DEVELOPMENT

The proposed development is the change of use from commercial workshop and 2No flats to 6No 1-bed and 2No 2-bed flats together with erection of first and second floor extensions, 4No dormer windows to rear, replacement of windows and roof tiles and alterations to fenestration.

Amended plans have been submitted during the application process altering the arrangement of the windows and the opening of the refuse store.

The amended development would infill the northern section of the property and extend the pitched roof towards the rear of the site. Four dormers would be erected in the rear elevation and part of the existing flat roof section at the rear of the site would be demolished to form a

courtyard at the rear of the site. The existing flint around the ground floor would be retained, the upper floors would be constructed from brick and the roof from slate tiles. The proposed windows would be crittal style and the amended plan has altered their arrangement to provide greater variation to the elevations.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP01 - Spatial Strategy - Housing
SP13 - Housing Provision
SP14 - General Housing Policy
SP22 - Size and Type of Dwellings
SP27 - Green Infrastructure
SP29 - Strategic Access Management and Monitoring Plan
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP44 - Accessible Locations
CC01 - Fluvial and Tidal Flooding
HE02 - Development in Conservation Areas
HO1 - Housing Development
GI06 - Landscaping and Green Infrastructure
SE05 - Air Quality
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
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.

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

- Close to adjoining properties
- Conflict with local plan
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution

- Loss of parking
- Noise nuisance
- Overdevelopment
- Affect local ecology
- Increase danger of flooding
- Loss of light
- Strain on existing community facilities
- Traffic or Highways
- Increase in litter
- Impact upon neighbouring green spaces
- Noise and disturbance during construction
- Drainage
- More open space needed on development
- Residential Amenity
- Loss of garages
- Inadequate public transport provisions
- Loss of privacy
- Out of keeping with character of area
- Too many dwellings proposed
- Lack of affordable housing
- Bin collection area
- Inadequate cycle storage
- Price of the proposed dwellings
- Development is not for local people
- Noise and disturbance
- Damage to the highway
- Damage to neighbouring properties
- Use of the properties as holiday lets
- Loss of family homes
- Increased anti-social behaviour

Ramsgate Town Council - Ramsgate Town Council congratulates the applicant on the appearance of the development which is in keeping with the area but expresses concern that this is overdevelopment and the pressure on parking in the area along with strong concerns over the size of Flat 1 which sadly is the minimum space permitted.

Ramsgate Heritage and Design Forum - The proposed development does not meet minimal floorspace standards. The drawings are misleading in that they do not take account of the depth of the necessary structure, sound proofing and insulation materials in the ceiling height for each floor. In practice they may not meet minimal standards. Communal staircase does not meet size regulations. Over development of the site and no coherent style in the facade. Objection.

Cllr Austin - I live close to this potential development and walk through the area frequently. It is already closely built up with little space and serious problems with traffic, parking and access to services. While I like the outward appearance of the proposed development and

feel it fits well into the area, the number of dwellings proposed is excessive and represents serious overdevelopment in my view.

CONSULTATIONS

KCC Highways - The proposal seeks change of use from a commercial workshop and 2 flats to provide 8 (6x1 bed and 2x2 bed) flats.

Nil parking is proposed as part of the development. The site is located in a town centre location, whereby IGN3 outlines that a reduced or even nil provision is encouraged in support of demand management and the most efficient use of land. Roads in the local vicinity have double yellow line parking controls.

While the proposal is a change of use, I suggest a construction management plan is secured by way of a suitable condition to ensure that works do not obstruct the local highway. This is especially prevalent due to the narrow roads surrounding the site.

In line with the above, I confirm that provided the following requirements are secured by condition, then I would raise no objection on behalf of the local highway authority:

Submission of a Construction Management Plan before the commencement of any development on site to include the following: (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

Natural England - No objection subject to securing appropriate mitigation

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse - Infiltration - Watercourse - Storm sewer - Combined Sewer

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 - Workshop 21 Hibernia Street is not a listed property but is a property of historic structure and importance located within Ramsgate Conservation Area, located a short distance from the main thoroughfare of the town.

Thanet's 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.'

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.

NPPF Section 16, Paragraph 197 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.

Pre-application advice was sought regarding the proposed scheme. In principle it was considered that the site could be redeveloped however it would need to be in response to the constraints presented by the surrounding conservation area. The design of the proposed has been considerably altered since its initial review which is encouraging.

Initially concerns were raised regarding the design of the proposed scheme and the dense nature of the windows proposed. Subsequently amended plans were submitted which resulted in a much more balanced scheme, reflecting the premise of the more industrial building.

Materials proposed throughout the scheme look to repair, resume and extend the existing material palette, which result in a cohesive scheme which will integrate well with the existing character and appearance of the surrounding conservation area.

Consideration has been given to the nearby listed properties fronting Albion Place which, although will have some changes to their setting and appearance to the rear, are not considered to be substantially negatively impacted by the proposed scheme.

Having visited the property it is not in a preferable condition with somewhat uncomfortable piecemeal development internally which could be vastly improved. Ultimately it would be the preference to retain this property reflective of its current form and it be converted into a useful development to Ramsgate conservation area, contributing positively to the perceivable surrounding environment.

Overall I consider that the proposed scheme has taken into account constraints highlighted in the pre application response as well as considered existing features and materiality of the site. As such I believe it looks to preserve and enhance the property itself as well as the character of the surrounding conservation area and as such I do not object. If this application was to be approved I would suggest further details regarding the windows, roof lights, doors and general materials.

COMMENTS

This application has been brought before members by Cllr Crittenden to consider whether this proposal would represent overdevelopment and would result in harm to highway safety.

Principle

Policy HO1 of the Thanet Local Plan states permission for new housing development will be granted on non-allocated sites within the confines of the urban area subject to meeting other relevant Local Plan policies.

Policy HO21 of the Thanet Local Plan supports "proposals to bring vacant property into residential use will be approved where: 1) it is compatible with nearby uses; and 2) the proposal would not conflict with any other policy."

There is no policy requiring the retention of employment space in this location and, therefore, the principle of development is considered to be acceptable and the benefits of providing new housing to the district will be weighed against the impacts of the development.

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).

As the application site affects the setting of adjacent Listed Buildings and is sited within a Conservation Area the Local Planning Authority must have regard to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires regard to be had to the desirability of preserving the (Listed) building or its setting or any features of special architectural or historic interest which it possesses. Furthermore Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the area.

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.

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.

A new pitch roof would be erected across the property with the formation of a gable end on the Cottage Road Elevation. This roof would have a greater height and depth than the existing roof, however would have a shallower pitch. The height of the eaves would also be increased across the building by 1.2 metres. Development surrounding the site varies in form and design, with buildings opposite the site on Hibernia Street being three stories in height and buildings to the south east fronting Albion Place measuring four stories in height.

The extended roof would have a similar height and pitch to the adjacent property, 19 Hibernia Street, and would be visible from public viewpoints. However, given the limited width of the roads in this area and the variation in the height and design of the neighbouring properties, this extension would not appear obtrusive or prominent and would not dominate the surrounding properties.

From the public realm the changes to the footprint of the property at the rear of the site would not be highly prominent due to the proximity of the neighbouring properties

The retention of the flint to the ground floor and the proposed materials of white painted brick to the upper section Hibernia Street Elevation, white render to the Cottage Road elevation and slate tiles to the roof are considered to be appropriate for the area and to limit the visual change to the building. The existing pattern of windows and doors around the property does not appear to follow a specific pattern and a number of different window designs are visible. The use of crittal style windows is considered to be appropriate for the conservation area and would reflect the industrial history of the building. The proposal would remove the upvc windows on both the Cottage road and Hibernia Street frontage, resulting in a positive benefit to the appearance of the building in the Conservation area. Initially large windows were proposed which were considered to dominate the facade of the building. The amended plan has reduced the number of large windows and introduced some smaller windows. The amended windows include both eight and sixteen pane windows in the same style which are considered to provide a consistent appearance to the building whilst adding interest. The proposed rooflights, whilst large in size, would be conservation style rooflights and would therefore not project above the plane of the roof.

Refuse and cycle storage would be provided within the building and is therefore not considered to result in any significant harm to the character and appearance of the Conservation Area.

The Conservation Officer has raised no objection to the amended plans, and the alterations and extensions to the building are considered to reflect its industrial past and improve its contribution to the character and appearance of the conservation area. The amended development is therefore considered to be in keeping with the form and scale of development in the area whilst reflecting the local vernacular and the significance of the Conservation area, complying with policies HE02 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Impact on neighbouring properties

In terms of the living conditions of adjacent neighbours, Policy QD03 requires all new development to be compatible with neighbouring buildings and spaces and not lead to unacceptable living conditions through overlooking, overshadowing, loss of natural light or a sense of enclosure. In terms of the living conditions for the future occupiers of the proposed residential units, 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. Paragraph 130 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users.

The proposed development would reduce the overall footprint of the property and create a courtyard at the rear of the site. The first and second floor extensions would create a largely rectangular footprint with a two storey flat roof projection at the southern corner and the roof extension would provide a pitched roof to the remainder of the property. The height of the building would be increased at eaves level by 1.2m and the overall height of the building would be increased by 2.4m. The flat roof section at the rear of the property adjacent to 23 Cottage Road would be increased in height from 5.5m to 5.9m. The proposed courtyard at the rear of the property would measure 2.7m in depth.

The existing building projects forward of number 19 Hibernia Street by 0.8m. This neighbouring property is a two storey terraced dwelling with a bay window at ground level and a basement. To the rear of the site is Albion Court and number 23 Cottage road which is a relatively modern development that has a courtyard garden and parking area. The existing building abuts numbers 1 and 2 Albion Court and 23 Cottage Road. The increased height of the eaves and main roof would be located within the footprint of the existing property and set off the rear boundary of the site by 2.7m. Four dormers and a rooflight are proposed in the rear elevation of the new roof, set in from the side elevations, up from the eaves and down from the ridge.

The amended plan would provide a break in the development between the proposed building and numbers 1 and 2 Albion Court and the extended roof would pitch away from this boundary. The extended roof would be adjacent to the blank side gable of number 19 Hibernia street and have a similar height and pitch to the roof of this neighbouring property. The increased height of the flat roof section would be located in close proximity to the south eastern windows of 23 Cottage Road, however the existing development is in close proximity to this property and the proposed increase of 0.4m in height of the flat roof is considered to be a modest increase. Given that the existing development occupies the whole footprint of the site, the pitched roof form of the roof extension and the arrangement of the neighbouring properties the roof extension is not considered to result in any significant loss of light or sense of enclosure to the neighbouring dwellings.

The proposed rear windows would face onto the courtyard which is occupied by the current building. There do not appear to be any windows in the side elevation of 23 Cottage Road or the rear elevation of 2 Albion Court facing the site. There do appear to be two windows in the ground floor rear elevation of 1 Albion Court which face the existing boundary wall around the site, with no ability for neighbouring first floor windows to see into these openings. Given

the existing arrangement of the building the proposed ground and first floor rear windows are not considered to result in any significant overlooking of private amenity areas or windows of neighbours.

The proposed dormers and rear roof light would face over the roofs of the properties fronting Albion Court. Given the height of these windows and the neighbouring roofs they are not considered to result in any direct overlooking into the courtyard garden of these neighbouring properties.

The proposed front and side windows in the ground and first floors would replace existing windows and the existing first floor windows serve the existing flats. The amended rooflights have been moved down in the roofslope to improve the outlook to the proposed flats.

These windows would face towards the properties on the north eastern side of Hibernia Street. Given the existing ground and first floor windows, and the height and angle of the proposed rooflights these windows are not considered to result in any significant opportunity for overlooking.

Noise and disturbance during construction is considered to be temporary in nature and would be covered by other legislation. The use of the property for dwellings is not considered to result in any significant increase in noise and disturbance above the existing use.

In light of the above it is considered that the proposed development would have no significant impact upon the living amenity of the neighbouring property occupiers and therefore would be in accordance with policy QD03.

Standard of accommodation for future occupiers

Concern has been raised regarding the size of the proposed units not taking into account internal alterations required under building regulations. The applicant has submitted an additional statement indicating that these requirements have been considered and all of the proposed dwellings would meet or exceed the required space standards set out within policy QD04 of the Thanet Local Plan. All habitable rooms would also receive natural light and ventilation. Outlook at the rear of the site is somewhat restricted due to the depth of the courtyard and the proximity of the neighbouring properties on Albion Court, which would affect the living/kitchen/diner of flat 2, bedroom of flat 3 on the ground floor and the bedroom of Flat 5 on the first floor. In regard to flats 2 and 3, the main outlook is provided to the living room area, which is the area where the majority of time would be spent by occupants. In the case of flat 2, it is acknowledged the restriction on outlook, however when taken as a whole looking at the size of the main living space, the flat is not considered to be substandard to warrant refusal against QD04..

Policy GI04 of the Thanet Local Plan states that "New family dwellings will be expected to incorporate garden space in order to provide a safe "doorstep" play area for young children." With family dwellings being those with two bedrooms or more. Amenity space is provided in the rear courtyard for flats two and three. Both flats 2 and 7 are two bedroom units and no amenity space is provided for unit 7. The existing two bedroom unit on the site does not benefit from any amenity space and the site is located a short distance from Ramsgate seafront and Albion Place Gardens. The harm to the living conditions of the future occupiers

through the provision of a two bedroom unit without an amenity space must be weighed against the benefits of the scheme.

Bin storage for the flats is accessed through the existing garage doors directly onto the road, with the provision made for one 1280 ltr bin for refuse, 4x360 ltr mixed recycling bins, 2 x 360 ltr paper recycling bins and one 180 ltr food waste bin to serve the 6 flats, which meets the Council's requirements for waste storage.

Transportation

The application site is located just outside of the town centre of Ramsgate which provides a range of services and amenities and public transport links. As such, the application site is considered to be sustainably located. There is restricted on-street parking provision on surrounding roads due to the width of the highway and double yellow lines which prohibit parking in front of the site. The previous use of the property as two dwellings and a workshop would have generated a number of movements to and from the site, without any parking provided on site to accommodate vehicles. Comments have been raised suggesting a reduction in the number of proposed units and the formation of garage parking spaces on the ground floor, however there are significant concerns by officers regarding the impact of garage spaces upon the design of the building and that it will not be possible to achieve adequate visibility for pedestrians given the limited width of the footway.

KCC Highways have reviewed the application and given the proximity of the site to the town centre have have stated that Kent Design Guide Review: Interim Guidance Note 3 outlines that a reduced or even nil provision of parking is encouraged in support of demand management and the most efficient use of land in such a location. Therefore they have raised no objection to the proposed development, subject to the provision of a construction management plan to ensure that the highway remains free of obstruction.

Given the on-street controls in the area, including yellow lines directly in front of the faces of the building, it is not considered that the development would result in highway safety issues as a result of the occupants of the development parking in the vicinity of the site. In regards to parking amenity, and the ability of existing and future residents to park in the area, the site is closely located to a limited number of on-street parking spaces, however well located to the Albion Place public car park. The site is outside the area (policy TP06) where no parking is required, however the increase in demand for on-street parking from the development, above that created from the previous use of the site, is not considered to result in significant harm to the area's parking provision or the amenities of residents.

The amended plan has altered the arrangement of the bin store doors to ensure that they do not open over the highway and a condition would be applied to ensure that no windows or doors around the property would overhang the highway.

Cycle storage would be located within the building accessible from the main entrance and is considered to be of a suitable size to accommodate one bicycle for each dwelling.

Given the sustainable location of the application site, the existing use, the number of units proposed and its position within the Conservation Area (which requires development to be

sympathetic and compatible with the historic built environment) it is considered that this development would not result in significant harm to highway safety or increase in demand for on street parking to warrant refusal of the application.

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.

The applicant has agreed to submit a unilateral undertaking securing the required financial contribution of £1212 to mitigate the additional recreational pressure on the SPA area. Therefore the impact upon the SPA is considered to be acceptable.

Other Matters

The proposed development would be conditioned to ensure that the new dwelling meets the water and energy efficiency standards set out within policies QD01 and QD04 of the Thanet Local Plan.

Damage to the highway or neighbouring properties either during construction or as a result of the development would be a civil matter and is not considered under planning legislation.

Concern has been raised regarding the loss of existing family homes. The property currently contains one 1 bedroom flat and one 2 bedroom flat. This proposal would provide two 2 bedroom flats and six 1 bedroom flats. Within the Thanet Local Plan family homes are considered to have two bedrooms or more and therefore this development would represent an increase in family homes.

The use of the property as dwellings is not considered to result in any significant increase in pollution or flooding compared to the existing uses.

Concern has been raised regarding the impact of the development upon local ecology and neighbouring green spaces. The site is currently entirely covered by development and given the separation arrangement of the proposed development outlined above this proposal is not considered to result in any significant harm to ecology or the neighbouring green spaces.

Concern has been raised regarding the increased potential for flooding and the impact of the development upon drainage in the area. The site is currently entirely covered with buildings and therefore this development is not considered to result in any significant increase in surface water run off. Southern Water have commented on the application and have raised no objection. The developer would need to submit a separate application to Southern Water to connect the development to their network and this process will ensure that adequate capacity is in place (or a contribution to improvements to the network) prior to a drainage connection being agreed.

Concern has been raised regarding the loss of garages on the site. The existing plans show double doors on the Cottage Road Elevation providing access into the workshop and no other parking is located on the existing site. Whilst this could have been used previously for vehicles, it is not clear whether it would be suitable to be utilised currently for parking. Parking provision for the development has been considered above.

The use of the property for residential development is not considered to result in any significant increase in anti-social behaviour in the area.

Concern has been raised regarding the price of the proposed dwellings and that they would not be for local people. The proposed development does not meet the thresholds to provide affordable housing or contributions to community facilities. Therefore it is not possible to dictate the price of the proposed dwellings or who they are made available to in this instance.

Concern has been raised regarding the use of the proposed dwellings as holiday accommodation. The submitted application is for the use of the property as dwellings. Should the use of the property change and planning permission be required it would be assessed against the relevant policies at the time.

Conclusion

This application is considered to improve the character and appearance of the building and its contribution to the surrounding conservation area and would not result in any significant harm to the living conditions of the neighbouring property occupiers. As noted above, all of the proposed dwellings are considered to meet the required space standards and, on balance, would receive acceptable levels of light and outlook. Only one of the two 2 bedroom units proposed on the site would have a private amenity. However, there is an existing two bedroom unit on the site without a private amenity space and unit 7 is considered to be of a suitable size and arrangement.

Furthermore the site is in close proximity to Ramsgate seafront and town centre, therefore the lack of amenity space is considered to result in limited harm to the living conditions of the future occupants of this unit.

The Council cannot currently demonstrate a five year housing land supply. In the absence of a five year housing land supply paragraph 11 of the Framework is triggered and there is a presumption in favour of sustainable development. This requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole.

This development would result in a net increase of 6 dwellings in a sustainable location. Therefore given the limited harm to the living conditions of the future occupants, any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits of the proposed development when assessed against the Thanet Local Plan and the National Planning Policy Framework.

It is therefore recommended that members approve the application.

Case Officer

Duncan Fitt

TITLE:

F/TH/22/0596

Project

Workshop 21 Hibernia Street RAMSGATE Kent CT11 8HP

