

A09

FH/TH/22/1032

PROPOSAL: Erection of 2.7m boundary wall to part of boundary wall to rear garden following demolition of existing

LOCATION:

71 West Dumpton Lane RAMSGATE Kent CT11 7BX

WARD:

Sir Moses Montefiore

AGENT:

Mr Matthew Gerlack

APPLICANT:

Mr Adam Reid, Thanet District Council

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 boundary wall hereby approved shall be carried out in accordance with the submitted drawings numbered 22/572/MG/PLO1 Rev A

GROUND;

To secure the proper development of the area.

INFORMATIVES

This planning permission is granted for the erection of a boundary wall as detailed on the approved plans, and no other development and/or change of use of land.

SITE, LOCATION AND DESCRIPTION

The application site is situated within an established residential area of Ramsgate.

The area is largely characterised by terraced two storey dwellings which are set back from the highway with amenity spaces to the front and rear. The properties are local authority housing and follow a distinctive pattern of development.

No.71 West Dumpton Lane is an end of terrace dwelling situated on the corner of West Dumpton Lane and Prestedge Avenue.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The proposed development is for the erection of a rear boundary wall between No.71 and No.73 West Dumpton Lane.

The proposed boundary wall replaces an existing boundary wall which is 2.42 metres high towards Nos.71 and 73 West Dumpton Lane rising to 2.7 metres high adjoining the boundary wall with No.2 Prestedge Avenue. The wall will be 9.62 metres long and brick built with three piers, one at each end of the replacement wall and one in the middle for stability.

This application is for the boundary wall to the rear of the site only and does not include any change of use of land to the side of No.71 West Dumpton Lane.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted.
No representations have been received.

Ramsgate Parish Council: No comment

CONSULTATIONS

None

COMMENTS

This application is brought before members as it is a Council owned property and all planning applications for Thanet District Council are brought before the Committee.

The main considerations are the impact of the development on the character and appearance of the area and impact on neighbouring amenity.

Principle

The site comprises an existing dwelling within the urban confines and the principle of replacing the boundary wall is considered to be acceptable subject to all other material considerations.

Character and Appearance

No. 71 West Dumpton Lane is a two storey end of terrace dwelling with amenity space to the front and rear.

Paragraph 130 of the NPPF states that planning decisions should ensure that developments 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 and maintain a strong sense of place; and provide a high standard of amenity for existing and future users.

Policy QD02 of the Local Plan outlines that the primary planning aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

Planning permission is sought for the erection of a boundary wall between Nos.71 and 73 Dumpton Park Lane.

The proposed boundary wall will extend 9.62 metres to the rear of Nos.71 and 73 Dumpton Park Lane towards No.2 Prestedge Avenue. It will be 2.42 metres high towards Nos.71 and 73 rising to 2.7 metres high adjoining the boundary wall with No.2 Prestedge Avenue. The proposed boundary wall replaces the existing boundary wall and it is not considered to have significant impact upon the character and appearance of the area.

The proposed development is therefore considered to comply with Policy QD02 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

Living Conditions

The properties that would be potentially impacted by the development are No.73 West Dumpton Lane and No.2 Prestedge Avenue

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. Paragraph 130 states that decisions should ensure the development creates inclusive and accessible spaces which promote health and well-being, with a high standard of amenity for future users.

Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or

a sense of enclosure. The flat roof design would be in keeping with the design of the existing property, which already has a flat roof garage projection to the front of the property, and the stepped form of the front elevation will reduce the visual impact of the development on the surrounding area.

The proposed boundary wall replaces the existing boundary wall and will be of the same height and length and be brick built. There will be a pier towards No.73 West Dumpton Lane, one in the middle section and one adjoining No.2 Prestedge Avenue which will add stability. The proposed boundary wall is not considered to impact either property as it is replacing the existing boundary wall.

In light of the above, the proposed development is not considered to result in any significant harm to the living conditions of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

Transportation

No.71 West Dumpton Lane does not have any off street parking and the proposed development does not increase the number of bedrooms on site. It is therefore considered that the proposed development would not result in any significant increase in demand for on street parking or harm to highway safety.

Other matters

From an assessment of this proposal for a replacement wall, it appears that a boundary fence has been erected to the side of the dwelling in question, which includes an increase in the residential curtilage of the dwelling. These matters are not considered within this planning application and would be subject to a future application to regularise the arrangement on site.

Conclusion

In conclusion, it is considered that the proposed development would not have significant impact on its surroundings or residential amenity and accords with Thanet Local Plan and the advice and guidance of the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Dawn Rollason

TITLE: FH/TH/22/1032

Project 71 West Dumpton Lane RAMSGATE Kent CT11 7BX

