

A06

FH/TH/22/1039

PROPOSAL: Installation of door to front elevation together with infilling existing door to side elevation with panel and installation of window to side elevation

LOCATION:

19 Church Road RAMSGATE Kent CT11 8RF

WARD: Eastcliff

AGENT: Mr Ian Titherington

APPLICANT: Mr and Mrs Douglas

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 03,08, 09 and the Design and Access Statement received on 27th July 2022 and drawing number 07 received on 5th August 2022.

GROUND:

To secure the proper development of the area.

3 Prior to the installation of any external windows and doors, joinery and glazing details 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 Conservation Area in accordance with HE02 and QD02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

INFORMATIVES

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/>

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.

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

SITE, LOCATION AND DESCRIPTION

The application site lies within the urban confines, in a residential area.

No. 19 Church Road is a two storey, end of terrace dwelling located opposite the side entrance to St George's Church, within the Ramsgate Conservation Area.

Whilst it has been in residential use for many decades, the front of the property was originally part of a timber yard, and access would have been through a gated entrance which now forms the ground floor. Access to the first floor of the timber yard office would have been via an external staircase. The current main entrance to the host dwelling is located along the side elevation, accessed via a shared space directly in front of No. 1 Bakers Court which forms a modern dwelling and is set back from the main highway. The dwelling benefits from private amenity space to the rear.

The surrounding streetscene area is characterised by rows of terraces and maisonettes of varying age and design.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

Planning consent is sought to move the main entrance from the side, to the front elevation, and replace a modern brick-infill area and upvc double glazed casement window with a set of bi-fold effect, timber panelled access gates with frosted double or triple glazed panes to the upper section. Two of the panelled doors will be fixed, with the third forming the main entrance being fully openable.

It also seeks permission to replace the existing side entrance door with a false, secured door in keeping with those proposed for the front entrance, and to install a new three-light upvc casement window within the ground floor side elevation with opaque / stained glazing.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Development
HE02- Development in Conservation Areas
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site. One residential representation has been received in the form of a letter of support from the neighbouring property.

Ramsgate Town Council - No Comment

CONSULTATIONS

Conservation Officer Following a review of the proposed application I would like to state that I have no objections.

COMMENTS

The application has been called to planning committee at the request of Councillor Crittenden to allow Members to consider whether the proposed development would appear in keeping with the surrounding area.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The site is located within the urban confines and therefore the principle of householder development is considered acceptable, subject to the assessment of material considerations.

Character and Appearance

The National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment, establish and maintain a strong sense of place, and that permission should be refused for development of poor design which fails to take the opportunities available to improve the character and quality of an area.

Policy QD02 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the character or appearance of the area particularly in scale, massing, rhythm and use of materials.

Planning consent is sought to move the main entrance from the side elevation, to the front elevation, replacing a modern brick-infill area and white timber double glazed casement window with a set of bi-fold effect, timber panelled access gates with frosted glazed panels.

Two of the panels will be fixed over insulated stud work walls to the interior which will prevent them from opening, whilst keeping the area insulated, with the third forming the main entrance and fully openable. The exact colour and final design of the panels are still to be determined and will therefore be conditioned.

It also seeks permission to replace the existing side entrance door with an insulated panel door in keeping with those proposed for the front entrance, and to install a new three-light casement window within the ground floor side elevation with opaque / stained glazing. The final design for the side door and window obscure window glazing have still to be agreed, so these will be conditioned.

The existing front elevation has a rather unique configuration when compared to the other properties within the streetscene, having been converted some decades ago from what was the main vehicular entrance to the rear timber yard built C 1905, which ran underneath the building.

According to the Design and Access statement, access to the yard would have been through a gated entrance where the ground floor is currently positioned. Therefore making sense of the metal girders to the front elevation, one of which runs across the middle of the front elevation with the other two appearing to support it, and of the more modern yellow bricks and timber framed double glazed sash windows infilling the area between them.

The upper floor is also unique to the road with a box bay window and modern Upvc white casement windows projecting out over the ground floor, whilst all other properties along Church Road having either ground floor bays or none at all.

It is acknowledged that the existing ground floor timber double glazed sash windows are of a decent proportion between the girders, attempting to blend in with the existing timber sash windows seen within some of the terraced properties to the south western section of Church Road, and as such there would be some minor harm in their removal.

However, as these windows and the yellow brick infill beneath the girders are not original to the building and the building clearly has a unique history, design and style to the rest of the properties along Church Road, the proposed installation is considered to be an improvement. The use of traditional style timber panel bi-fold effect doors reference the historic timber yard entrance gates, whilst double glazing is already seen within the existing windows at both first floor and ground floor level and including adjacent property No. 17A.

Furthermore, where remaining businesses still exist in the road immediately behind, within School Road, there are several examples of wide entrance gates at ground floor level

serving as access points. Therefore, the addition of such panels at ground floor level is not unique to the area.

As such, it is not considered to be out of keeping or harmful to the host dwelling, streetscene or wider conservation area.

The Conservation Officer has raised no objections to the proposed work.

The proposed works are therefore considered to be an enhancement given the reference they make to the historic use of the building, and therefore this benefit is considered to outweigh the limited harm resulting from the loss of the existing timber sash windows, which are not original to the building. The impact on the character and appearance of the Conservation area is therefore considered to be acceptable, and in accordance with Policies SP35, HE02 and QD02 of the Thanet Local Plan and the NPPF.

Living Conditions

In terms of living conditions, paragraph 119 of the NPPF outlines 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 of the NPPF states that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Thanet Local Plan Policy QD03 states that new development must not lead to unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.

Given the proposed alterations to the front elevation will not project out any further than the existing windows and will look directly over Church Road to the side entrance gate belonging to St George's Church graveyard, they are not considered to create any harmful overlooking or loss of privacy.

Further to this, moving the main entrance from the side elevation to the front, and replacing this opening with a door of the same width and design, will reduce the footfall to and from the dwelling over the shared access area directly in front of No. 1 Baker's Court, and is considered to create an improvement to neighbouring amenity.

In terms of the proposed addition of a three-light casement window within the side elevation, these will be obscure glazed, and although it is proposed to have openers to the two side panes, with the central pane fixed, they will only overlook the shared space and Church Road only.

For these reasons it is not considered that the proposal would adversely affect the living conditions of neighbouring property occupiers and therefore accords with Policy QD03 of the Thanet Local Plan and the NPPF.

Transportation

Whilst the reinstatement of the entrance from the side elevation to the front elevation will open onto the public pavement, the adjoining property No. 17A also opens directly onto the pavement. Taking this into account, along with the fact that both No. 19 and 17A do not have front gardens, and given that the pavement is wider here than elsewhere along Church Road, the proposed opening is unlikely to create any increased harm to pedestrian movement than already exists.

Furthermore, the proposed changes make no significant change to the amount of habitable accommodation or off street parking at the property.

For these reasons, it is not considered that the proposed development would result in harm to highway safety or amenity.

Conclusion

For the reasons outlined above, it is considered that the principle of the proposed development is acceptable, along with the impact upon the residential amenities of neighbouring property occupiers and the local highway network. whilst no material harm would be caused to the character or appearance of the area, The proposal therefore accords with Policies, SP35, HE02, QD02, QD03 and TP06 of the Thanet Local Plan and the National Planning Policy Framework.

It is therefore recommended that Members approve the application.

Case Officer

Tanya Carr

TITLE: FH/TH/22/1039

Project 19 Church Road RAMSGATE Kent CT11 8RF

Scale:

