

A01

F/TH/22/0560

PROPOSAL: Change of use and conversion of existing offices/store buildings to provide 8no. self-contained flats, with erection of 2-storey front extension, alterations to windows and doors, and the provision of associated parking

LOCATION:

Addington House Business Centre Addington Place
RAMSGATE Kent CT11 9JG

WARD: Central Harbour

AGENT: Mr Jason Drew

APPLICANT: Mr J Gold

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 04577_RC03 Rev E, and 04577_RC04 Rev C, received 09 September 2022.

GROUND:

To secure the proper development of the area.

3 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To protect the district's groundwater, and to ensure the development is served by satisfactory arrangements for the disposal of surface water ,in accordance with Policies SE04 and CC02 of the Thanet Local Plan and advice contained within the NPPF.

4 Prior to the first occupation of the development hereby permitted, the first floor windows within the eastern side elevation of the existing building (facing the neighbouring garage) shall be fixed shut and provided with acoustic and obscure glazing, to a minimum

level of obscurity to conform to Pilkington Glass level 4 or equivalent. The glazing as implemented shall be permanently retained thereafter.

GROUND:

To safeguard the residential amenities of the future occupiers of the development, in accordance with Policy QD03 of the Thanet Local Plan.

5 The first floor hallway window in the north western elevation of the flat development hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

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.

6 Prior to the first occupation of the flats hereby permitted, details of the clothes drying facilities shall be submitted to and approved in writing by the Local Planning Authority. The clothes drying facilities shall be provided in accordance with the approved details and thereafter maintained.

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 The refuse storage facilities, as specified upon the approved drawing numbered 04577_RC03 Rev E, shall be provided prior to the first occupation of the flats 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.

8 Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered 04577_RC03 Rev E, shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND:

To enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with paragraph 112 of the NPPF.

9 The bricks to be used in the erection of the extension hereby approved shall be of the same colour, finish and texture as those on the existing building.

GROUND:

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

10 Prior to the installation of the black metal windows and doors hereby approved, details and manufacturer's specification of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

11 Prior the installation of the cladding on the external surfaces of the development hereby approved, details of the cladding shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved cladding 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

12 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 04577_RC03 Rev E 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.

13 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.

14 The area shown on the approved plan numbered 04577_RC03 Rev E for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF

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.

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.

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

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

For the avoidance of doubt, the provision of contributions as set out in the unilateral undertaking made on 9th September 2022, submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

SITE, LOCATION AND DESCRIPTION

The application site is located within the Ramsgate Conservation Area and contains a simple L shaped two storey building accommodating commercial/industrial uses which fronts the internal courtyard to the rear of commercial buildings which front Addington Place. The

building's rear elevation is sited hard up against the north western boundary, abutting Hertford Place. The surrounding area comprises a high density built environment with both commercial and residential uses.

The immediate area surrounding the application site is characterised by predominantly Victorian two and three storey with basement level terraced houses to the south west of the application site. To the north of the site is a modern courtyard development of three storey terraced houses. Immediately to the east and south east are two and single storey commercial and garage buildings. Further to the south east is the Listed Georgian terrace, Nelson Crescent of four storey terraced houses with basement levels.

The rear elevation of the existing building comprises a predominantly blank two storey rear elevation which is constructed of a variety of flint, brickwork of varying ages and rendered elements.

RELEVANT PLANNING HISTORY

F/TH/20/0969 - Erection of 5no. 3-storey 3-bed and 1no. 3-storey, 4-bed terraced dwellings following demolition of existing offices, stores and laundry.

REFUSED (by planning committee) - 23rd July 2021 - for the following reasons:

'The proposed development would provide insufficient and unsatisfactory parking provision upon the application site to serve the 6No. residential family dwellings proposed, resulting in additional parking pressure in an area where there is limited parking, resulting in harm to highway safety and highway amenity, contrary to Policy TP06 of the Thanet Local Plan and paragraph 111 of the National Planning Policy Framework.

The proposed development, by virtue of its size, scale and layout, would result in a cramped and congested form of development with limited open space, which will fail to enhance the character and appearance of the conservation area, to the detriment of the visual amenities of the area, contrary to Policies QD02 and HE02 of the Thanet Local Plan, and paragraphs 127 and 197 of the National Planning Policy Framework'.

An appeal to this decision is currently pending

PROPOSED DEVELOPMENT

The proposal is for the change of use of the existing commercial building, which is currently used for storage and office use, to a residential use that incorporates 8no. self-contained flats. In terms of the unit breakdown this includes 3no. 3-bed, 3no. 2-bed and 2no. 1-bed units.

External alterations include the provision of a first floor extension fronting onto the internal courtyard area, and some alterations to the existing fenestration, with a few windows changed to doors and vice versa. A single window is proposed within the Hertford Place elevation. All new and replacement windows will be with black metal framed windows.

Parking provision is provided in the form of one parking space per unit, which will be served via an existing access into the site. No amenity space is provided.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - General Housing Policy
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
HO1 - Housing Development
HE01 - Archaeology
HE02 - Development in Conservation Areas
GI04 - Amenity Space/Equipped Play
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice displayed close to the site. Three letters of objection have been received, and four letters of support.

The main concerns are:

- Increased traffic and impact on pedestrians from car movements,
- Only one space per flat but many have two or three bedrooms so more parking needed, lack of parking in the surrounding area,
- No amenity space provided,
- Use of UPVC for windows in a conservation area,
- Will result in overcrowding in an already densely populated area,
- Flats are too small and will provide poor living conditions,
- Collection of rubbish may cause a problem.

The letters of support comment that:

- the proposal repurposes an existing building with minimum effort on the local area, and will be a great improvement to the area,
- It will have a courtyard feel and will honour its commercial history,
- It will provide affordable units that each have a parking space, and as they all exceed the minimum space standards it will not be the overdevelopment of the site,
- Provides more living accommodation for families in an environmentally friendly way,
- Proposal preserves the historic flint panel within its fabric,
- Sustainably located site.

Ramsgate Heritage and Design Forum - Concern re over-development with parking provision dominating any amenity space for residents. The proposed UPVC windows are

not acceptable in the conservation area. The single aspect rooms are less than ideal and the design could be more ambitious and appealing. This could be a site for much needed studio or live/work space. Objection.

CONSULTATIONS

KCC Highways -

(final comment)

The parking spaces have been amended in line with previous comments, which is acceptable. EVC points have been outlined, which is acceptable.

The external cycle storage is noted for visitors. Wall / ceiling storage relies on residents being able to lift cycles. I suggest that a minimum of 50% provision for the flats is provided externally for cases where the internal system cannot be utilised.

Thanet Waste & Recycling have confirmed that while Addington Place is narrow, collections currently take place utilising smaller vehicles. The refuse storage will require 1 x 1100/1280 litre lidded waste bin, 1 x 1100/1280 litre lidded dry mixed recycling bin and 1 x 1100/1280 litre lidded paper and card bin. Food recycling will require a 1 x 180 litre food waste bin, which will need to be maintained. The bin storage needs to be sufficiently large enough for operatives to access the bins with ease.

Due to the restricted nature of Addington Place, consideration will need to be given to the size of vehicles during construction. Contractor parking should not block the highway and consideration should be given to the timings of deliveries. This can be secured by way of a suitable condition.

In line with the above, I confirm that subject to safeguarding conditions, then I would raise no objection on behalf of the local highway authority.

(Initial comment)

The site is currently occupied by commercial units accessed via Addington Place with parking provided to an internal courtyard. The proposed residential use will not represent a material increase in the use of the access. Therefore, it would not be justified to object to the application on these grounds. The proposal does not provide any visitor parking. Due to the site's location in close proximity to the town centre, access to public transport, and immediate parking restrictions, visitor parking can be accommodated without compromising the local highway network in the immediate vicinity.

Further details are required with regard to the following:

- The parking spaces need to be reviewed. The application proposes 1 parking space per unit. However, the parking spaces should measure 2.5 metres x 5 metres. Spaces should be widened to 2.7 metres where spaces abut a boundary, which includes spaces for Flats 1 and 8.
- All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection).

- A cycle store has been indicated but no details have been submitted such as the number of spaces. Cycle storage measuring 2.0 metres in width by 2.5 metres in length needs to be provided for each dwelling.
- A refuse storage area has been indicated fronting Addington Place. It is advised that TDC Waste and Recycling are consulted to provide a formal response to the proposals.

KCC Archaeology - With it only being a first floor extension I don't think an archaeology condition is needed.

TDC Waste and Recycling - We have had a look and the location of the bin store looks fine. The road itself is narrow and therefore the collections at present are made by smaller vehicles and the residents receive a weekly waste collection and alternate week recycling collections. Not sure where they have got the bin sizes and material type from but they will need 1 x 1100/1280 litre lidded waste bin, 1 x 1100/1280 litre lidded dry mixed recycling bin and 1 x 1100/1280 litre lidded paper and card bin. If they would like to participate in the food recycling they will need a 1 x 180 litre food waste bin, however someone will need to take the responsibility of making it clean.

Unable to figure out the bin store dimensions but they need it to be large enough for the bins listed above and for our staff to maneuver them to enabling emptying - we have found lately that some bin stores are very tight.

TDC Conservation Officer - Following a review of the proposed application I would like to state that I have no objections given there is improvement to materials across the site.

TDC Environmental Health - Thank you for consulting Environmental Protection on the above planning application for which we have considered the potential for environmental health impacts. I note from the site plan that the proposed development is adjacent to a car workshop which gives cause for concern in relation to noise and odour. Particularly as flat 8 has windows opening onto the commercial premises. EH would not object to the application providing mitigation is incorporated within the scheme to protect occupants of flat 8 from noise, odour and fumes should they arise from the neighbouring existing use.

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

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

We request that should this planning application receive planning approval, a drainage condition is attached to the consent.

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.

Natural England - Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

DESIGNATED SITES [EUROPEAN] - NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation. With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Natural England advises that the specific measures previously identified and analysed by your Authority to prevent harmful effects on coastal European Sites from increased recreational pressure should be applied to this proposed development at appropriate assessment.

Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the European Site(s) for the duration of the proposed development.

Providing that the appropriate assessment concludes that these measures must be secured as planning conditions or obligations by your authority to ensure their strict implementation for the full duration of the development, and providing that there are no other adverse impacts identified by your authority's appropriate assessment, Natural England is satisfied that this appropriate assessment can ascertain that there will be no adverse effect on the integrity of the European Site in view of its conservation objectives.

COMMENTS

The application is brought before members following a call in by Cllrs Austin and Wing to allow members to consider whether the proposal would result in the overdevelopment of the site. The applicant is also related to an employee of the Council.

The main considerations with regard to this application is the principle of development, the impact of the proposed development on the character and appearance of the Conservation Area, the impact upon residential amenity, and the impact upon highway safety.

Principle

Policy HO1 of the Thanet Local Plan permits new housing development on non-allocated sites within the confines of the urban area and villages, subject to meeting other relevant Local Plan policies, including General Housing Policy SP14. Within the Thanet Local Plan

there is an allowance for 2,025 units of the required housing supply over the plan period to be provided through windfall sites, which usually consist of previously developed non-allocated sites.

The application site is located within the urban confines of Ramsgate and is currently occupied by light industrial/commercial premises within two storey buildings and associated hardstanding. The application proposes the change of use of the existing buildings to create 8no. residential units. The proposed development would therefore accord with Policy HO1.

The proposal would involve the loss of existing commercial premises. There are no policies which protect the existing employment use in this location.

The principle of development is therefore considered to be acceptable, subject to the assessment of all other material planning considerations.

Character and Appearance

As the site is located within a Conservation Area the Local Planning Authority must have regard for Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The proposal is for the conversion of the existing building, with the main external alteration being the erection of a first floor rear extension. The proposed extension is flat roof, with a eaves level to match the existing building. It projects into the rear courtyard area of the site and will have limited visibility from the wider area. Materials are proposed to match the existing building, with the proposed windows material (as amended) to be black metal, either critall or aluminium, which is considered to be a suitable material within the conservation area. The scale and design of the proposed extension is not considered to cause harm to the character and appearance of the conservation area.

Within the existing building, three windows at first floor level facing into the courtyard are to be replaced with french doors and balconette, which adds interest to the elevation. The balconette will be black powder coated metal and conditioned as such. At ground floor level a pair of doors is being replaced with a window, one window is reducing in size, and a further door is changing in design. Where windows and doors are being altered, cladding is being used to cover the new masonry, which again adds interest to the building given the current limited palette of material offered. Within the new first floor extension a window with cladding is proposed, in addition to the ground floor level, which will tie in with the alterations within the main building.

Within the Hertford Place elevation the only alteration proposed is the addition of a new ground floor window, which will again be black crittall framed following the submission of the amended plans. There are currently no ground floor windows within this elevation, but two existing windows exist at ground floor level. The proposed window will line up with one of the first floor windows, and will cause no significant harm to the character of the conservation area.

The agent has confirmed that all existing windows and doors will be replaced with black metal framed windows and doors, either aluminium or critall, which will result in an enhancement to the conservation area given that they will replace existing white UPVC windows.

Within the courtyard area of the site it is intended for car parking to be provided. The area provides current car parking provision, and therefore there will be no visual change.

Within the existing wall fronting Addington Place a small area of wall is being demolished to accommodate the refuse storage space. Whilst this will mean the waste will be visible from the street, it will be setback from the road and secured internally within the building, with visibility only being likely directly outside the building. This location for the refuse will mean that it is easily accessible by the waste collection vehicles, and therefore when balancing this benefit with the limited impact upon the conservation area, the impact is considered to be acceptable.

The development is therefore considered to be acceptable in terms of its impact upon the special character and appearance of the Conservation Area and will accord with Policies HEO2 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Policy QD03 of the Thanet Local Plan states that all new development should, be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure; be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04; include the provision of private or shared external amenity space/play space, where possible; and provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

- Impact on neighbouring occupiers

In terms of the impact upon neighbouring occupiers, the main consideration is the first floor rear extension and its impact upon the rear windows within no. 4 Hertford Place. The neighbouring rear windows can be seen from the rear courtyard area. There is a door closest to the side boundary with the development, with a ground floor window and first floor window. Between the proposed extension and the neighbouring property is a side pedestrian access route, which provides a separation distance of 1.2m. The existing single storey rear extension has a mono-pitch roof, with the highest point closest to the neighbour. Given this design, the proposed first floor extension will result in an increased height of only 1.4m on the boundary. Given this limited height increase, the separation distance, and the nearest opening within the neighbouring property being a door rather than a habitable room window, it is considered that the impact upon light and outlook to the occupiers of no.4 is likely to be acceptable.

No additional window/door openings are being provided within the courtyard facing elevation of the building other than the new first floor window within the proposed extension, which faces towards a parking area, and will therefore not overlook any private amenity space.

Within the Hertford Place elevation a new window opening is proposed at ground floor level, which will not result in any loss of privacy given its ground floor location. The existing first floor windows will serve a lounge area and a hallway. The lounge window will overlook a parking area, and no private amenity space and is therefore acceptable. The hallway window could potentially overlook the rear garden of no.1 Hertford Place, and therefore obscure glazing of this window is recommended.

Within the existing side elevation facing the adjacent garage workshop building there are 5no. existing windows at first floor level. These currently face towards the garage, however, there is an application pending for the redevelopment of the garage site for residential use. If this were to be approved then the existing windows would directly face into the front garden of the the proposed dwellings. Whilst the front garden provides parking and some amenity space, which is not private, the location and proximity of the windows would provide the perception of overlooking, and as such it is recommended that the windows are obscure glazed, especially as they are all secondary windows or non-habitable room windows.

The proposed parking area currently serves parking spaces, so there will be no increase in noise and disturbance. The change of use of the commercial units from office/store buildings to a residential use could result in a reduction in noise and disturbance.

- *Impact on future occupiers*

In terms of the living conditions for future occupiers, the proposed flats meet, and in most cases exceed, the applicable Nationally Described Space Standards. Other than the 1-bed units, which comply almost exactly with the standards, the units exceed the minimum standard by 5-17sqm. All primary habitable rooms are served by front windows into the courtyard area, which provide suitable light, outlook and ventilation.

The development is sited in close proximity to existing commercial development including car repair activities. Environmental Health have commented that complaints have been received relating to odour and noise from this neighbouring use, and that it is necessary that mitigation is incorporated into the scheme to protect future occupants of Plot 8 from noise, odour and fumes. A condition requiring a scheme to address the issue of noise and odour has been recommended by Environmental Health for minimising the effects to Plot 8, however, this condition was not considered to be reasonable given that it could result in the requirement for air conditioning units, which themselves require consent. The windows serve internal landing and storage space, with one window a secondary window, and therefore they could be fixed shut with acoustic glazing in order to reduce any impact to the future users of the flat. A safeguarding condition that details this requirement is recommended.

Policies QD03 and GI04 of the Thanet Local Plan require that doorstep playspace be provided for all new family units (2-bed or more) where possible. The external space associated with the building has been used for parking provision to achieve a parking space per unit, and as a result there is no spare space for doorstep playspace provision. As the

proposal is for the conversion of an existing building, the external space to the front of the building would be the only potential amenity space; however, the use of this space for amenity space would require the reduction of parking provision for the site, which residents and members have previously indicated to be an important requirement of any development of this site. Whilst the 2 bedroom units would not be provided with doorstep playspace, due to the size of the 2 bedroom units and the provision of off-street parking serving those dwellings, on balance the quality of accommodation is considered sufficient to comply with Policy QD03 of the Thanet Local Plan.

Refuse storage to serve the proposed development has been provided within the building with access onto Addington Place. The Council's Waste and Recycling department has been consulted who advise that the location of the refuse store is considered acceptable, and that whilst the road is narrow, collections are presently made by smaller vehicles. The proposed refuse store is therefore considered to be suitable and acceptable.

Clothes drying facilities have been conditioned but could be overcome through the provision of airing cupboards or tumble dryers within the units.

The proposed development is therefore considered to be acceptable in terms of residential amenity of the adjacent neighbours and the future occupiers of the proposed flats in accordance with Policies QD03, QD04 and GI04 of the Thanet Local Plan, and the National Planning Policy Framework.

Transportation

The application site is located within close proximity to Ramsgate Town Centre which provides a range of services, facilities and good public transport links and is therefore considered to be sustainably located. There is limited unrestricted and restricted on-street parking in the surrounding area.

The parking spaces are accessed via an existing access into the site. The proposal incorporates one parking space per flat, which achieves the maximum parking standard requirement for the site in an edge of centre location. A turning area is provided off the access, along with an external cycle store.

KCC Highways have been consulted and have advised that the proposed residential use will not represent a material increase in the use of the access. Whilst no visitor parking has been provided KCC believe that given the sustainability of the site the lack of visitor parking will not cause a highway safety concern.

KCC Highways have raised some concerns regarding the size of the parking spaces, the need for electric vehicle charging provision, confirmation a cycle space per flat is achieved, and further details on the refuse storage and collection ability. An amended plan has been submitted, which enlarges the parking spaces as requested, provides an electric vehicle charging point per parking space, and provides internal wall mounted cycle storage within flats in addition to the external storage area. The applicant has confirmed that the external storage area could achieve storage for 4 bikes, which could serve visitors.

TDC's Waste and Recycling team has been consulted and as previously mentioned they've advised that the location of the refuse store is considered acceptable, and that whilst the road is narrow, collections are presently made by smaller vehicles. An amended plan has been submitted adjusting the size of the refuse storage area as recommended by the waste and recycling team.

KCC Highways has advised that on the basis of the amended plans and confirmation from the waste and recycling team that the refuse storage is acceptable, that they have no objections to the proposed development.

The proposed development is therefore considered to be acceptable in terms of highway amenity and highway safety, in accordance with Policy TP03 and TP06 of the Thanet Local Plan.

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 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 and an appropriate assessment has been carried out on this basis.

This application includes a valid Unilateral Undertaking to provide the required financial contribution of £2,636.00 for the proposed 3no. 3-bed flats, 3no. 2-bed flats, and 2no. 1-bed flats to mitigate the additional recreational pressure on the SPA area.

Conclusion

The site is sustainably located within the urban confines, and therefore the proposed change of use from commercial to residential is considered to comply with Policy HO1 of the Thanet Local Plan.

The proposed first floor extension and other external alterations will have an acceptable impact upon neighbouring living conditions, and a limited impact upon the surrounding conservation area, with the new/replacement metal windows resulting in an enhancement. The proposed flat development will achieve minimum space standards and be provided with suitable refuse storage and cycle storage.

Parking is provided in the form of one space per unit, which achieves the maximum parking standard requirement for the site.

A signed legal agreement has been submitted securing the SPA contribution, which complies with the habitats regulations.

The proposed amended development is therefore considered to be acceptable and in accordance with the relevant Thanet Local Plan policies and the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Emma Fibbens

TITLE: F/TH/22/0560

Project Addington House Business Centre Addington Place RAMSGATE Kent CT119JG

