

D03

F/TH/22/0602

PROPOSAL: Erection of 4No part 3-storey, part 2-storey, 3-bed terraced dwellings, with associated parking and amenity space, and retention of existing flint wall along Hertford Place, following demolition of existing Class B2 workshop

LOCATION: Addington Street Garage 1 - 2 Westcliff Works Addington Place RAMSGATE Kent

WARD: Central Harbour

AGENT: Mr Ivan del Renzio

APPLICANT: Mr George Bowra

RECOMMENDATION: Defer & Delegate

Defer & Delegate for approval subject to the submission of a signed legal agreement securing the required planning obligations within 6 months and 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 482-PLN-213 Rev A, 482-PLN-210 Rev E, and 482-PLN-200 Rev D, received 12 September 2022, and plan numbered 482-PLN-211 Rev B, received 16 June 2022.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 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.

5 The area shown on the approved plan numbered 482-PLN-210 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

6 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 482-PLN-210 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.

7 The refuse storage facilities as specified upon the approved drawing numbered 482-PLN-210 Rev E 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.

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 482-PLN-210 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 second floor window in the northern rear elevation of the 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.

10 No further extensions or alterations, whether approved by Classes A, B, C, D or E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

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.

11 Prior to the construction of the external surfaces of the development hereby approved samples of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

12 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

13 Prior to the installation of the aluminium 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

14 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND;

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

15 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation; of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND;

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

16 The existing flint wall on the northern boundary of the site adjoining Hertford Place shall be retained, with the partially demolished section of the wall reconstructed using flint and brickwork. A detailed elevation plan of the wall, along with details of the pointing, shall be submitted to, and approved in writing by, the Local Planning Authority. The wall shall be reconstructed in accordance with the approved details.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as 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.

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

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

The application site is located within the Ramsgate Conservation Area and contains a single storey garage building that extends across the length of the site, and up to the boundary with Hertford Place. The building is set away from Addington Place, with hard surfacing for parking provision provided in front of the building. The existing building is of no historic merit.

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 west is a 2-storey commercial storage/office block, and to the east of the site are two rows of domestic garages. Further to the south east is the Listed Georgian terrace, Nelson Crescent of four storey terraced houses with basement levels.

Along the northern boundary of the site is a historic flint wall of approximately 2m in height. Part of the wall appears to have been lost over time, with the remainder of the wall along the western part of the northern boundary approximately one metre in height.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

The application is for the erection of 4no. part 2-storey, part 3-storey terraced dwellings. The dwellings originally each had 4no. bedrooms, but amended plans have since been submitted altering the internal layout including the removal of a bedroom. All units are now therefore classed as 3-bed units.

A parking space is provided to serve each unit, with access onto Addington Place. A garden area is provided to the rear of the units, adjacent to Hertford Place, and the existing flint wall is to be retained and form the boundary to these gardens.

The buildings are to be constructed using brick, with aluminium windows and doors.

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
SE03 - Land affected by Contamination
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. Two letters of objection have been received raising the following concerns:

- Unsuitable location for heavy flow of traffic,
- 4-bed properties are too large for the area,
- Proposal will make it impossible for the parking space to the rear of 4 Nelson Crescent to be accessed.

Ramsgate Heritage and Design Forum - Concern over insufficient turning circle into parking bays. Expect the Highways Authority to object on these grounds. Given the conservation area location advocate lime mortar and flush jointing could be used. The design could be developed to consider balconies at the rear. Objection.

CONSULTATIONS

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. Due to the current nature of the site I would have concerns over possible contaminated land. Therefore I would suggest a safeguarding condition.

TDC Conservation Officer - Addington Street Garage is located within Ramsgate Conservation Area a short distance from the main thoroughfare of the seafront behind a substantial grade II designated crescent.

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.

Within the NPPF Section 16, 197 questions 'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability' and 'the desirability of new development making a positive contribution to a local character and distinctiveness'.

Under the Listed Buildings and Conservation Areas Act 1990, Section 16 Paragraph 2 it states In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Before the submission of this formal application pre application advice was sought which advised that some kind of residential development could be feasible upon this site, subject largely to its scale and proposed massing.

When pre-application advice took place regarding the feasibility of this scheme it was flagged that the main point of contention would likely be the increase in height of the development on the site and the impact this would have to the setting and appearance of nearby Nelson Crescent and the surrounding conservation area. Since that pre application

meeting there has been a shift in the design of the proposed terrace and the massing has been adapted to rearrange the form of the proposed scheme to add interest and reduce the bulk mass of the design.

Although the proposed increases in scale the existing built form upon the site it does also improve its general visual appearance and unified design at a footing that already exist with a smaller mass. As such I would have a reduced level of concern to its direct implication to the nearby listed crescent, which given its scale, still holds the dominance of the surrounding environment.

Although there is no guarantee of its construction and application was approved for the adjacent site at Addington House for a building of equal scale but varying design. As such setting a precedent that three stories is acceptable in this location.

The design of the site pulls on the somewhat industrial influence from general back land development but also the current use of the site as a mechanic workshop. A terrace of pastiche in this location would have jarred with that of the more authentic Nelson Crescent which sits at the forefront of this area of Ramsgate. To have a similar but squatter terrace to the rear would have appeared disingenuous and out of place.

Reading the design and access statement the current flint wall to the rear of the site, which is arguably its most pleasant feature is being retained which is a positive for the scheme and will assist in the cohesive integration of the proposed scheme.

I would consider that there is enough physical distance between the proposed site and the nearby listed properties that a substantial disruption to their setting and appearance is not caused. As such its setting and appearance is preserved.

In terms of implication to the character and appearance of the surrounding conservation area I would not consider it to be significantly detrimental and as such meets with the above legislation.

Overall following a review of the proposed I would consider that this application has considered possible implications to the surrounding historic environment and nearby listed properties. As such it complies with the aforementioned legislation and subsequently I do not object to the proposed.

If this application is to be approved I would like to see samples of the proposed materials through condition.

KCC Highways -

(Final Comment)

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority.

(Initial Comment)

Whilst visibility at the existing access in Addington Place is below current standards, the proposals are unlikely to generate a material increase in use of the access. I would prefer to see more than 1 parking space provided for each of the proposed 4 dwellings, however the site is located close to the town centre, is readily accessible by public transport, and parking restrictions are in place on the highway as necessary.

In order that I may fully assess the highway implications I shall require further information; The applicant has provided details which show 1 parking space per dwelling located to the front with access via Addington Place. The parking space sizes will need to be reviewed to ensure each independently accessible space is fit for purpose. These are required to be a minimum of 2.5m x 5m in size to allow room for users to open doors safely. Plot 1 is constrained due to its proximity to the boundary wall on the Western side. We advise to allow a minimum width of 2.7m for any parking space abutting a wall. The applicant may wish to revise the plans to relocate the garden path/green area in the garden to achieve this. There should also be provision for 6m reversing space behind each parking space which cannot currently be achieved. This is further constrained by the garages located opposite in which the doors open out onto the highway. The applicant will need to submit swept path plans which show how vehicles will access and reverse from the bays.

Each dwelling shall have an Electric Vehicle Charging point. 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).

No details have been submitted of the proposed cycle stores. These are required in order to ensure that it can be demonstrated that adequate cycle parking can be provided for each dwelling. Cycle storage measuring 2.0 metres in width by 2.5 metres in length needs to be provided for each dwelling together with adequate space so that future residents can get their bicycles out of these stores.

The applicant will need to submit details regarding refuse collection. Bin storage has been provided for each of the dwellings however arrangements for the refuse vehicle will need to be detailed to ensure the refuse vehicle can access the development. It is advised that TDC Waste and Recycling are consulted to provide a formal response to the proposals.

KCC Archaeology - Thank you for consulting on the above application. The proposal lies within the historic core of the town of Ramsgate close to the harbour and in an area where Roman activity could be anticipated given the Roman use of the harbour and the burial evidence that indicates the approach of the main Roman road from the west. Although the site has been previously developed with the garage, prior to this it was open space on the early maps. It is not clear as to the extent of previous disturbance. Given the background archaeological potential of the area I would recommend that in any forthcoming consent provision is made for an archaeological watching brief through condition.

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

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.

Environment Agency - We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Natural England – No objection subject to securing the 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.

If your authority's appropriate assessment has identified any other adverse impacts from the proposed development in addition to those that may be caused by increased recreational pressure and which have not been addressed by your Authority, you must consult Natural England for further advice on this appropriate assessment. Permission should not be granted until such time as Natural England has been able to consider these additional impacts and respond.

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.

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 a garage workshop. The proposal involves the demolition of this workshop and the redevelopment of the site for residential use. There are no policies which protect the existing employment use in this location, and the re-use of this previously developed land for housing is supported in principle, complying with Policy HO1 of the Thanet Local Plan.

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 demolition of the existing building and the erection of 4no. Dwellings, part 2-storey, part 3-storey in height. The existing building is of no historic value being a workshop garage. The only historic element is the flint wall along the northern boundary of the site, but it is intended for this wall to be retained, and as such the proposed demolition works to the garage are supported.

The proposed dwellings are of a traditional design within a terraced block. The character of the surrounding area is predominantly terraces of a traditional design, and therefore the proposed layout would be in keeping with the surrounding pattern of development.

The layout provides a private garden area to the rear, fronting Hertford Place, and a parking space and amenity area to the front onto Addington Place, with space for refuse storage. Whilst the setback from Hertford Place would differ from the existing layout whereby a building extends up to the boundary, this setback enables the flint wall to be retained, and enables a more spacious setting to be achieved within this high density area. It provides a development with a unique character, whilst still traditional in design and respectfully of its historic setting. Furthermore, the development opposite the site in Hertford Place has already altered from a traditional road frontage scheme by creating a development where properties are side on to Hertford Place. The layout of the proposed scheme is therefore supported, and considered to sit comfortably within the streetscene, without detracting from the character of the area.

The proposed design represents a traditional townhouse, with parapet wall to each roof level. The rear elevation is 2-storey in height, which is in keeping with the height of the existing commercial garage, and the height of the proposed dwellings on the neighbouring site should the appeal be allowed. The front section of the building is 3-storey in height, which is in keeping with the scale of properties in both Hertford Place and Nelson Crescent. Consideration has been given to whether the proposed development would detract from the

setting of Nelson Crescent, which contains numerous Grade II listed buildings including no.4, 5 and 6 Nelson Crescent which the proposed dwellings would face. Supporting plans, including a section plan, have been submitted to show that the height of the proposed development would be 7.1m, compared to the height of properties in Nelson Crescent, which are 13.2m in height. Given the modest height of the 3-storey element, it is not considered that the proposal would cause harm to the setting of the listed buildings. This view is supported by the Conservation Officer, who advises that although the proposal increases in scale above the existing built form upon the site, it also improves its general visual appearance and unified design at a footing that already exists with a smaller mass. As such she has a reduced level of concern to its direct implication to the nearby listed crescent, which given its scale, still holds the dominance of the surrounding environment. As such, the Conservation Officer advises that there is enough physical distance between the proposed site and the nearby listed properties that a substantial disruption to their setting and appearance is not caused, enabling their setting and appearance to be preserved.

The proposed buildings are brick built, with three windows to each floor that follow a unified pattern, in keeping with a traditional townhouse design. The windows are of a similar proportion to that of a sliding sash window, although they are modern in appearance without the central glazing bars, and with some windows provided with louvres. This modern reflection of a townhouse design is supported, as it draws on the features of surrounding traditional buildings. The Conservation Officer believes the design reflects the industrial influence from general back land development but also the current use of the site as a mechanic workshop, and considers that a terrace of pastiche in this location would have jarred with that of the more authentic Nelson Crescent, which sits at the forefront of this area of Ramsgate.

The proposed dwellings are to be constructed using red and buff brickwork, with aluminium windows and doors that are set within 100mm reveals. Behind the parapet walls a shallow pitched roof is proposed with red clay tiles. These materials are considered to be suitable within a conservation area. The amended plans show that the flint wall is intended to be retained and rebuilt up to 2.1m in height, which will be controlled via condition.

The proposed design and layout of the development is considered to result in a sympathetic form of development that enhances the appearance of the existing site, whilst limiting harm to the setting of the surrounding conservation area and listed buildings. The impact upon the special character and appearance of the Conservation Area is therefore considered to be acceptable, and in accordance 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

The proposed development is located between an existing commercial office/storage building, and a block of domestic garages. There is a pending application for the conversion of the commercial building to 8no. residential flats, and a further appeal pending for the redevelopment of the site for 6no. dwellings. and therefore the layout of both of these schemes are material considerations for this application should either of them be accepted.

The proposed development is located 2m from the western boundary, reducing down to 0.5m given the orientation of the buildings in relation to the boundary. The proposed development will have limited impact upon the proposed flat development whereby the existing building is converted. The only impact will be upon 5no. existing side elevation windows, but these are all either secondary windows or serving non-habitable rooms, and therefore the impact upon light/outlook as a result of the proposed development will not be significant.

If the pending appeal scheme were to be allowed then the proposed development would extend along the rear boundary of the closest dwelling, and would therefore have some impact upon light to and outlook from their rear windows. At ground floor level of the neighbouring scheme a secondary lounge window is proposed, but at first and second floor level main habitable bedroom windows are proposed, which would be affected by the proposed development. Whilst the pending appeal scheme is a material consideration, it does not have great weight in the decision making process as the appeal has not yet been determined and could still be dismissed. As such the impact upon the rear windows of the proposed neighbouring dwelling is not a justified reason for refusal at this time.

The proposed development fronts onto Addington Place. Existing properties in Nelson Crescent back onto Addington Place, and therefore windows within the front elevation of the proposed development will look towards the rear of the Nelson Crescent properties. There is a minimum distance of 20m between the proposed front elevation windows and the nearest windows within the rear elevation of no.4 Nelson Crescent. This distance is considered to be acceptable given the edge of centre location of the site, and in addition there is tree planting within the rear garden of no.4, which will screen views of their private amenity space. There is a distance of 24m to the rear elevation of no.5 Nelson Crescent, and their rear garage will again screen views of their private rear amenity space. There is a distance of 21m to the rear elevation of no.6 Nelson Crescent, with the majority of their rear garden area appearing to serve a hardstanding for parking. The impact to the privacy of these properties is therefore considered to be acceptable.

Opposite the site in Hertford Place is no.23 Hertford Place. The orientation of the property means that views from the proposed development would be towards their rear garden area, which is side on to the road. There is a distance of 10.5m between the proposed rear elevation of the dwellings and the side boundary of the rear garden to no. 23. Given the setback of the second floor level of the proposed dwellings, there is a distance of 12.5m to the neighbouring boundary from the second floor level.

A section plan was requested to show the relationship between the proposed development and the neighbouring properties, including ground level changes and boundary treatment height. The section plan showed that whilst views from the first floor windows were not likely to result in a significant loss of privacy given the distance and boundary treatment height, the second floor windows were likely to result in direct overlooking of the rear garden belonging to no.23 Hertford Place, and adjoining neighbouring gardens.

Amendments to address this concern were requested, with amended plans since submitted showing the second floor reconfigured to remove a bedroom and relocate the bathroom to the rear (facing Hertford Place), where the windows could be obscure glazed.

Sufficient distance between no.23 and the proposed dwelling is in place to ensure no significant loss of light or sense of enclosure, and therefore overall the development is not considered to result in the creation of unacceptable harm to the living conditions of no.23, subject to safeguarding conditions requiring the obscure glazing.

Further neighbouring properties to the north are sufficient distance from the site to avoid significant harm, with the rear gardens of properties of Liverpool Lawn angled away to avoid direct view from the development.

The proposed parking area to the front of the site currently serves parking spaces for the existing garage, so there will be no increase in noise and disturbance.

Impact on future occupiers

In terms of the living conditions for future occupiers, the proposed dwellings are now classed as 3-bed units following the submission of amended plans, as the newly created study has a floor area of only 5.5sqm, which falls below the 7.5sqm required to provide a single bedroom, as set out within the Nationally Described Space Standards guidance. As such the building needs to provide a minimum of 108sqm, yet achieves 125sqm, exceeding the minimum requirements. All primary habitable rooms are served by front or rear facing windows, which provide suitable light, outlook and ventilation. The proposal therefore complies with Policy QD04 of the Thanet Local Plan.

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. Rear garden areas of approximately 3.6m x 5.9m have been provided for each unit, with a rear boundary wall of approximately 2.5m in height, and therefore the proposal complies with these policy requirements.

Refuse storage to serve the proposed development has been provided within the front garden areas onto Addington Place. The Council's Waste and Recycling department has advised on the neighbouring site 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 are achievable within the rear garden to each unit.

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 dwellings in accordance with Policies QD03, QD04 and GI04 of the Thanet Local Plan, and the National Planning Policy Framework.

Transportation

The proposal provides a single parking space per-bed dwelling, with access from Addington Place. The access is existing given that it currently serves the existing garage on the site.

KCC Highways have been consulted. They have advised that whilst visibility at the existing access in Addington Place is below current standards, the proposals are unlikely to generate a material increase in use of the access when compared to the existing garage use.

KCC initially advised that whilst they would have preferred to have seen more than one parking space provided for each of the proposed 4-bed dwellings, the site is located close to the town centre, is readily accessible by public transport, and parking restrictions are in place on the highway as necessary. Interim Guidance Note 3, which provides the parking requirements for residential uses within Kent, states that the site requires a maximum parking provision of 1.5 spaces per 4-bed dwelling. Since the initial highway comments were made the plans have been amended to reduce the number of bedrooms within the dwellings from four to three, which now requires a maximum of only one parking space per dwelling. As such the maximum number of parking spaces recommended within the guidance has been achieved. Whilst visitor parking has not been provided, it would be unreasonable to refuse the application on the lack of visitor parking given the small number of units proposed and the sustainable location of the site on the edge of the town centre.

KCC Highways have recommended that the layout of the parking spaces be reviewed to achieve adequate size and turning space; that 6m reversing space be provided behind each parking space, with swept paths provided to provide turning space; the provision of electric vehicle charging points to serve the spaces; the provision of cycle store details; and the provision of refuse storage details.

Amended plans have been submitted that prove a 6m reversing space can be achieved, that there is turning provision for the spaces and the spaces opposite, the provision of cycle stores within the rear gardens, and refuse stores within the front of the site. A EV charging point for each parking space has also been annotated on the plan

KCC Highways have been consulted and have advised that they have no objections to the proposal on highway safety concerns as a result of the amended plans, and subject to safeguarding conditions.

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.

Contamination

The site is currently occupied by a garage workshop, and therefore there is the potential for there to be contamination within the land from this use. Environmental Health has been consulted who advise that they do have concerns regarding the possible contamination of the land, and as such they recommend a safeguarding condition requiring that prior to the commencement of development a preliminary risk assessment and further investigative works are carried out.

Subject to this safeguarding condition, the proposal is considered to comply with Policy SE03 of the Thanet Local Plan.

Drainage

No drainage details have been submitted with the application other than confirmation within the application form that the foul drainage will be disposed of via the mains sewer, and the surface water drainage will be disposed of via a sustainable drainage system.

Southern Water has been consulted and does not raise any objections, or request any safeguarding conditions.

The Environmental Agency has assessed the application as having a low environmental risk, and therefore raises no comments.

The impact upon groundwater and flood risk is therefore considered to be acceptable and in accordance with Policy SE04 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.

A Unilateral Undertaking will need to be submitted that secures the required financial contribution of £1,696 for the proposed 4no. 3-bed dwellings to mitigate the additional recreational pressure on the SPA area. The agent has agreed to the submission of this unilateral undertaking.

Conclusion

The site is sustainably located within the urban confines, and there is no principle objection to the loss of the existing garage workshop use. The proposed residential use will be on previously developed land and will provide an off street parking space per dwelling, along with a garden area for each unit. The units will meet the minimum nationally described space standards, and further to amendments and subject to safeguarding conditions the proposed development will not result in a significant impact upon neighbouring amenity.

The proposed dwellings are of a traditional design, and of a scale and appearance that is in keeping with the character of the area. The impact upon the surrounding conservation area and the setting of nearby listed buildings is therefore considered to be acceptable.

There are no highway safety concerns as the proposed parking spaces will be served via an existing access into the site. Cycle storage is also provided.

A unilateral undertaking will be submitted to secure the SPA contribution, in order to comply with the habitat regulations.

The proposed 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 defer and delegate the application for approval subject to safeguarding conditions and the submission of a signed unilateral undertaking.

Case Officer

Emma Fibbens

TITLE:

F/TH/22/0602

Project

Addington Street Garage 1 - 2 Westcliff Works Addington Place RAMSGATE
Kent

