

A08

F/TH/22/1175

PROPOSAL: Erection of 3No. bin stores together with recycle collection unit and 8No storage units following the demolition of existing

LOCATION: derelict concrete stores and canopies

1-13 Churchfields MARGATE Kent

WARD: Margate Central

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 2011/PL/08, 2011/PL/09, 2011/PL/10, 2011/PL/11, 2011/PL/12, 2011/PL/13 received 26 August 2022 and 2011/PL/14 received 15 September 2022.

GROUND:

To secure the proper development of the area.

3 The bins, recycling bin and cycle/storage hereby permitted shall be constructed using ragstone, Gabion metal unit and painted metal doors in accordance with the plans 2011/PL/08, 2011/PL/09, 2011/PL/10, 2011/PL/12, 2011/PL/13 all received 26 August 2022 and 2011/PL/14 received 15 September 2022 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

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

SITE, LOCATION AND DESCRIPTION

The application site is situated at the outer edge of Margate town and is opposite Margate conservation area.

The area is characterised by local authority housing with St John's Church to the south and terraced shops, houses and blocks of flats to the rear in the High Street. There are two blocks of flats that make up 1-13 Churchfields which are set back from the road with green spaces to the front and rear. The blocks are three storeys high and can be accessed from both the front and rear. There are three concrete stores with canopies, one at each end of the blocks and one in the middle which are currently unused and boarded up.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The proposed development is for the erection of 8 bike/storage units to the wall to the north of the 1-13 Churchfields with one bin store to the north, three bin stores to the west, two bin stores to the south of the site and a recycling bin to the west of the site to the rear of No.155 High Street. The bin stores will be raised so that they can be accessed by the residents via the footpath to the rear of the blocks of flats and will have lift-up lids. The waste operatives will clear the bins from the road running through the block on the lower level.

The proposal also includes the demolition of the disused boarded up stores to the south, middle and north ends of 1-13 Churchfields.

DEVELOPMENT PLAN POLICIES

QD02 - General Design Principles
QD03 - Living Conditions

NOTIFICATIONS

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

CONSULTATIONS

None

COMMENTS

This application is brought before members as Thanet District Council are the applicant.

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

Character and Appearance

Nos. 1-13 Churchfields comprises two three storey blocks of flats with a green space to the front and rear, with three single storey concrete stores with canopies that are currently boarded up, at each end and between the blocks.

Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture and appropriate landscaping; are sympathetic to local character and history; establish and maintain a strong sense of place; and provide a high standard of amenity for existing and future users.

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

Planning permission is sought for the erection of 3 No. bin stores, 1No.recycling bin and 8 No. bike/storage units, together with the demolition of three single storey concrete stores with canopies located to each end and between the blocks of flats at Nos.1-13 Churchfields.

The 2No. Bin stores to the south and 3No. Bin stores to the west will be visible from Churchfields once the concrete stores are demolished. However, they will be set down into the grass area to the rear of 1-13 Churchfields, at a modest height of 1.1 metres, and constructed of natural ragstone gabion units with painted metal panels to the front, which will give a softer outline to the design and reduce the impact to the surrounding area. The bin store to the north will not be visible from Churchfields nor will the recycling bin, which will be located to the rear of No.155 High Street.

The bike/storage units will be seen from Churchfields and Sheene Court but not the High Street due to the acute angle of the wall they will be erected against. The bike stores will be 2.6 metres in height and 2.1 metres deep. They will be constructed of natural ragstone gabion units and painted metal panels and doors. Given that the bins and bike stores are not located within a conservation area, that the bin stores will be low level at 1.1 metres high and set into the grass area and the bike storage unit will be erected along the side wall to the north elevation, the units are not considered to have significant impact on the character and appearance of the area.

The demolition of the disused single storey concrete stores with canopies to each end and the middle of 1-13 Churchfields will enhance the area as they are currently boarded up and have become unsightly.

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

Living Conditions

The properties that would be potentially impacted by the development are Nos.1-13 Churchfields, 151, 153, 155, 161, 163 and 201 High Street, and 29, 31 and 32 Sheen Court.

Paragraph 119 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 130 states that decisions should ensure the development creates inclusive and accessible spaces which promote health and well-being, with a high standard of amenity for future users.

Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure. The flat roof design would be in keeping with the design of the existing property, which already has a flat roof garage projection to the front of the property, and the stepped form of the front elevation will reduce the visual impact of the development on the surrounding area.

The 8No bike stores will be erected along the wall to the north of 1-13 Churchfields. It will be 2.6 metres high, 13.15 metres wide and 2.1 metres deep. The occupants of Nos. 29, 31 and 32 Sheen Court will be able to view the top section of the rear wall of the bike store, however, under permitted development the boundary fence can be raised to 2 metres minimising the impact to light and outlook to Nos. 29, 31 and 32 Sheen Court. The occupants of Nos. 9-13 Churchfields will be able to view the bike stores, however, the rooms facing the bike stores are non-habitable rooms and they will be erected along the wall to the north, constructed of natural ragstone and painted metal panels and are not considered to create a significant impact to light and outlook.

The bin store to the north of the site, will contain one bin hopper with a lid that can be accessed from the pathway at the top of the grass area. It will be constructed of natural ragstone filled Gabion unit to each side with a metal front panel facing 9-13 Churchfields with a lid and a metal front opening door to the roadside for waste collection. The total height of the store will be 2.5 metres high on the roadside elevation, 1.1 metres high to the footpath, 2.5 metres wide and 2.25 metres deep. This will be set into the grass verge and is not considered to significantly impact light and outlook to 9-13 Churchfields.

The bin store to the west of 1-13 Churchfields will contain 3 bin hoppers with lids that can be accessed from the pathway to the top of the grass area. It will be constructed of natural ragstone filled Gabion unit to two sides with painted metal panels to the front and rear. It will be 5.1 metres wide, 1.1 metres high to the footpath, 2 metres high to the roadside elevation and 2 metres deep. As this will be set into the grass verge and be limited in height so the impact to light and outlook to 1-13 Churchfields is considered acceptable.

The recycling bin will be sited opposite Nos.1-13 Churchfields, to the rear of No.155 High Street. It will have three bin hoppers, two for paper and card and one for glass with access to the front for users. It will be constructed of painted metal panels with a height of 1.88 metres, 2.34 metres wide and 1.6 metres deep. As it is to the rear of No.155 High Street and the rooms facing the recycling bin are non-habitable rooms and sited across the access road to Nos. 1-13 Churchfields, the impact to light and outlook is considered acceptable.

The demolition of the single storey concrete stores with canopies will improve light and outlook to all occupants of 1-13 Churchfields and neighbouring properties in the surrounding area.

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

Transportation

Nos.1-13 Churchfields has an existing access road to the rear and the bins will be emptied by waste collectors using this road. It is therefore considered that the proposed development would not result in any significant increase in demand for on street parking or harm to highway safety.

Conclusion

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

Case Officer

Dawn Rollason

TITLE:

F/TH/22/1175

Project

1-13 Churchfields MARGATE Kent

