

**R02**

**F/TH/22/1057**

**PROPOSAL:** Change of use of commercial units to provide a mixed use (residential and commercial) development consisting of 3No commercial units (Use Class E) and parking at ground floor and erection of a three storey extension to provide 6No 2-bed and 4No 3-bed self contained flats together with associated parking

**LOCATION:** Unit 1 And 2 Belgrave Road MARGATE Kent CT9 1XG

**WARD:** Margate Central

**AGENT:** Miss Rachel Maguire

**APPLICANT:** Mr Jamie Copland

**RECOMMENDATION:** Refuse Permission

For the following reasons:

1 The proposed three storey extension by virtue of its height, scale, design, proximity to and relationship with the buildings fronting Marine Gardens and Marine Terrace would result in a incongruous and dominant form of development that competes with and detracts from the significance of the listed buildings fronting Marine Gardens and the buildings fronting Marine Terrace in the Margate Seafront Conservation Area resulting in significant harm to its special character, appearance and historic interest of these designated buildings and area, which is not outweighed by the public benefits of the proposal, contrary to policies HE02, HE03 and QD02 of the Thanet Local Plan and paragraphs 130, 199, 200 and 202 of the National Planning Policy Framework.

2 The proposed first, second and third floor balconies due to their proximity to, and relationship with the rear elevation windows of the northern neighbours, 12 and 12A Marine Gardens, would result in direct overlooking to the habitable room windows in the rear elevations of these properties and a subsequent loss of privacy to the occupants of this property, contrary to Policy QD03 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

3 The applicant has failed to enter into a legal agreement to secure the delivery of the necessary planning obligations required in order to mitigate the impacts of the proposed development on the local infrastructure and make the development acceptable in all other respects. The application is, therefore, contrary to policy SP41 of the Thanet Local Plan, and paragraphs 55, 57 and 58 of the National Planning Policy Framework.

4 The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of

mitigation to relieve the pressure, the proposed development would be contrary to policy SP29 of the Thanet Local Plan and paragraph 182 of the National Planning Policy Framework.

### SITE, LOCATION AND DESCRIPTION

The site currently comprises a commercial building that extends from the rear of 12 and 12A Marine Gardens and 1 Belgrave Road to Eaton Hill and occupies the whole footprint of the site. The building has a pitched roof with gabled ends and is constructed from brick with a tiled roof. Most of the brickwork to the front elevation is painted and there are large openings, many of which are covered with advertisements. The building is split into two and is currently in use as a furniture shop and a van hire business. An existing vehicular access is located at the southern end of the front elevation. Part of the rear elevation abuts a building with a roller door that fronts Eaton Hill and the remainder of the rear elevation abuts the side boundary of 11 Marine Gardens.

The site lies adjacent to the Secondary shopping area of Margate which runs along Marine Gardens and is located within Margate Conservation Area, opposite the Margate Seafront Conservation area, and in close proximity to a number of listed buildings including those in Marine Gardens.

### RELEVANT PLANNING HISTORY

F/TH/99/0772 - Change of use of car repairs garage to car sales and showroom. Granted 22 December 1999

### PROPOSED DEVELOPMENT

This application is for the change of use of commercial units to provide a mixed use (residential and commercial) development consisting of 3No commercial units (Use Class E) and parking at ground floor and erection of a three storey extension to provide 6No 2-bed and 4No 3-bed self contained flats together with associated parking.

The existing ground floor front elevation of the building would be painted dark green with black features and the doors and windows replaced with black doors and windows. The roof of the existing building would be removed and three additional storeys would be constructed above the existing building. This extension would extend the full length of the building and would be set within the existing brick gable ends. This extension would be constructed from yellow glazed brick cladding and orange vertical metal cladding. Each floor would be stepped back from the floor below at the front and the front elevation and roof would have an angular form. Balconies would be formed at first, second and third floor levels and feature lettering is proposed at roof level. The proposed rear elevation would have a flush design and comprise external walkways to access the flats that are enclosed by metal cross braces, mesh and timber fins.

Two small commercial units and one larger commercial unit would be formed on the ground floor all proposed to be in use Class E (Commercial, Business and Service). In addition to these units parking for the residential units, bin and cycle stores and access to the flats would also be formed on the ground floor. Three two bedroom units and one three bedroom unit are proposed on the first and second floors and two three bedroom units are proposed on the third floor.

## DEVELOPMENT PLAN POLICIES

SP01 - Spatial Strategy - Housing  
SP04 - Economic Growth  
SP10 - Margate  
SP13 - Housing Provision  
SP14 - General Housing Policy  
SP22 - Size and Type of Dwellings  
SP27 - Green Infrastructure  
SP28 - Protection of the International and European Designated Sites  
SP29 - Strategic Access Management and Monitoring Plan  
SP30 - Biodiversity and Geodiversity Assets  
SP35 - Quality Development  
SP36 - Conservation and Enhancement of Thanet's Historic Environment  
SP37 - Climate Change  
SP38 - Healthy and Inclusive Communities  
SP41 - Community Infrastructure  
SP42 - Primary and Secondary Schools  
SP43 - Safe and Sustainable Transport  
SP44 - Accessible Locations  
CC01 - Fluvial and Tidal Flooding  
CC02 - Surface Water Management  
CC03 - Coastal Development  
HO1 - Housing Development  
HO8 - Cliftonville West and Margate Central  
GI04 - Amenity Space and Equipped Play Areas  
GI06 - Landscaping and Green Infrastructure  
QD01 - Sustainable Design  
QD02 - General Design Principles  
QD03 - Living Conditions  
QD04 - Technical Standards  
QD05 - Accessible and Adaptable Accommodation  
HE02 - Development in Conservation Areas  
HE03 - Heritage Assets  
SE05 - Air Quality  
SE06 - Noise Pollution  
SE08 - Light Pollution  
TP02 - Walking  
TP03 - Cycling  
TP06 - Car Parking

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper.

Six letters of objection have been received raising the following concerns:

- Conflict with local plan
- Out of keeping with character of area
- Impact upon the conservation area
- Impact upon neighbouring listed buildings
- Proposed materials
- Extension would dominate neighbouring properties
- General dislike of proposal
- No objection to the works to the existing building
- Relocation of existing businesses
- Development too high
- Scale of development
- Impact upon development of neighbouring plots
- No consultation with neighbours prior to the submission of the application
- Loss of light
- Loss of existing businesses

One letter of support has been received stating that this would be a great development to see as you arrive into Margate

## CONSULTATIONS

**TDC Conservation Officer** - Unit 1 and 2 Belgrave Road is a large commercial property located centrally to Margate's Conservation Area. 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.'

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'.

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their

conservation as well as (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to 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.

Pre Application advice was sought as part of this development of which concerns were raised, including implication to nearby listed properties of which appears to have not been notably addressed through the information provided. One of the points made at pre application stage was that the adjacent listed properties and their possible implication by this proposed scheme needs thorough review and justification as part of the formal submission. A paragraph has been included in the heritage statement which states that there is some harm to the nearby listed properties and in response to this they have lowered the corner of the development somewhat. However no further detail has been included expanding on why this scheme may or may not be an issue.

This application looks to expand an existing commercial property by a further three storeys whilst altering its overall design and appearance to be considerably more contemporary. In its current state the building is utilised commercially and the introduction of housing is the main public benefit. Other than this the current building is not considered to cause harm to the setting and appearance of the surrounding conservation environment.

One of my main concerns as part of this application, as expressed at the pre application stage, is the scale of the scheme and the implication that this would have to the adjacent Grade II listed terrace. An attempt has been made following discussions to step in the corner, at some levels, of the proposed scheme which are closest to this terrace, however I would consider that this achieves very little given the grand nature of the overall proposal and the proposed three storey extension. The circulation core is still cited in this location which is also of notable scale. There is little in the way of property or space between the two elements and definitely not enough to step the entirety of the development away enough to accommodate a building of this scale and stature. Ultimately resulting in a site that appears too large for its setting and incongruous within the conservation environment. I would consider this to be evident by the rear elevation drawing submitted as part of the application. The primary sea frontage and outlook within Margate Conservation area is something which has a strong and visible relationship with hierarchy and the existing built form of the surrounding area. These are traditionally the most significant structures facing the front and perhaps decreasing somewhat the more they move away from the main thoroughfare and establish smaller scale backlacked development. I would consider that the proposed scheme goes against this hierarchy by way of its form and subsequent large scale status set back from the main frontage and its position in what once would have been the curtilage boundary of the associated listed building which it is now impacting upon.

Often development would likely step back from the main highway and footpaths to create a sense of separation being public and private space, whereas the proposed lies directly affronting the footpath.

Despite changes being made, I do believe that the proposed alterations to the units at Belgrave Road would negatively implicate the setting and appearance of Marine Gardens and as such does not comply with Listed Buildings and Conservation Areas Act 1990, Section 16 Paragraph 2. It has been mentioned through discussions that Units 1 and 2 Belgrave Road could have once been considered to have a link with dreamland and that it would have been their coach house which is why the approach has been taken to incorporate the bright colours and 'seaside' influence in its design, linking it to the nearby amusement park. However I would suggest that given this past possible influence a design of a more industrial influence would have better suited the constraints of the site, appearing not out of place against the listed terrace nor within its setting of the general conservation area whilst reflecting its past function. I am not against the development of this building as it has been established from the start, however it does need to be sympathetic given its important historical surroundings.

The contemporary nature of the design itself is not something that I object to and given the right location and enough open space to comfortably support an application like this would be possible, however this should not be to the detriment of historically designated buildings. In conclusion I do not consider that this application has fully considered the implication to the setting and appearance of the nearby listed assets as is demonstrated by its considerably high scale and contrasting design which challenges the hierarchy of the surrounding built form. As such, it does not comply with aforementioned legislation and it would be my recommendation that the application is refused and reconsidered with this in mind. I am happy to support the conservation or redevelopment of this site, however, there should be a greater public benefit alongside a more considered approach to nearby listed assets.

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

**KCC Economic Development** - We refer to the above planning application which concerns proposed residential development at Unit 1 and 2 Belgrave Road, Margate, Kent, CT9 1XG and comprising: 10 new households.

The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services. These impacts will require mitigation, either through the direct provision of infrastructure or the payment of an appropriate financial contribution.

The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) (Regulation 122) require that requests for development contributions of various kinds must comply with three specific legal tests:

1. Necessary,
2. Related to the development, and
3. Reasonably related in scale and kind

These tests have been duly applied in the context of this planning application and give rise to the following specific requirements (the evidence supporting these requirements is set out in the attached Appendices).

Education

Kent County Council is the Statutory Authority for education and is the Strategic Commissioner of Education Provision.

### Secondary School Provision

A contribution is sought based upon the additional need required, where the forecast secondary pupil product from new developments in the locality results in the maximum capacity of local secondary schools being exceeded.

The proposal is projected to give rise to additional secondary school pupils from the date of occupation of this development. This need can only be met through the provision of a new Thanet secondary school or the provision of additional secondary places within the Thanet District non-selective and selective planning group, or any other new secondary school within the District.

The new secondary accommodation will be delivered in accordance with the Local Planning Authority's Infrastructure Delivery Plan (where available); timetable and phasing.

### Build Contribution

The County Council requires a financial contribution towards construction of a new Thanet secondary school at £1,294.00 per 'applicable' flat ('applicable' means: all dwellings except 1 bed of less than 56 sqm GIA).

### Land Contribution

The County Council also requires proportionate contributions towards the new Secondary School land acquisition cost at £377.78 per 'applicable' flat.

The site acquisition cost is based upon current local land prices and any section 106 agreement would include a refund clause should all or any of the contribution not be used or required. The school site contribution will need to be reassessed immediately prior to KCC taking the freehold transfer of the site to reflect the price actually paid for the land.

Please note this process will be kept under review and may be subject to change (including possible locational change) as the Local Education Authority has to ensure provision of sufficient pupil spaces at an appropriate time and location to meet its statutory obligation under the Education Act 1996 and as the Strategic Commissioner of Education provision in the County under the Education Act 2011.

KCC will commission additional pupil places required to mitigate the forecast impact of new residential development on local education infrastructure generally in accordance with its Commissioning Plan for Education Provision 2022-26 and Children, Young People and Education Vision and Priorities for Improvement 2018-2021.

### Community Learning

KCC provides community learning facilities and services for further education in line with KCC policies as set out in its Strategic Statement Increasing Opportunities, Improving Outcomes (adopted Spring 2015). Community Learning and Skills (CLS) helps people moving to a new development overcome social isolation and encourages community cohesion, as well as improving skills in a wide range of areas.

There is an assessed shortfall in provision for this service: the current adult participation in both District Centres and Outreach facilities is in excess of current service capacity, as shown in Appendix 2, along with the cost of mitigation.

To accommodate the increased demand on KCC Community Learning, the County Council requests £16.42 per dwelling towards the cost of providing additional resources, equipment, and services at Margate Adult Education Centre to assist with the education and training of the new learners from this development.

### Youth Service

KCC has a statutory duty to provide Youth Services under section 507B of the Education Act 1996. This requires KCC, so far as reasonably practicable, to secure sufficient educational leisure-time activities and facilities to improve the well-being of young people aged 13 to 19 and certain persons aged 20 to 24.

To accommodate the increased demand on the Kent Youth Service, the County Council requests £65.50 per dwelling towards additional resources and equipment for the Thanet Youth Service.

### Library Service

KCC is the statutory Library Authority. Under the Public Libraries and Museums Act 1964, KCC has a statutory duty to provide 'a comprehensive and efficient service'. The Local Government Act 1972 also requires KCC to take proper care of its libraries and archives.

Borrower numbers are in excess of capacity, and bookstock in Thanet at 953 items per 1000 population is below the County average of 1134 and both the England and total UK figures of 1399 and 1492, respectively.

To mitigate the impact of this development, the County Council will need to provide additional services, equipment, and stock to meet the additional demand generated by the people residing in these Dwellings.

The County Council, therefore, requests £55.45 per household to address the direct impact of this development, and the additional services, equipment and stock will be made available locally at Margate Library, as and when the monies are received.

### Adult Social Care

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 3.

Kent County Council is the Statutory Authority for Adult Social Care. The proposed development will result in additional demand upon Adult Social Care Services (ASC), including older persons and adults with Learning/Neurodevelopmental/Physical Disabilities

and Mental Health Conditions. Existing care capacity is fully allocated, with no spare capacity to meet additional demand arising from this and other new developments.

To mitigate the impact of this development, KCC Adult Social Care requires:

- a proportionate monetary contribution of £146.88 per household (as set out in Appendix 3) towards specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places locally in the District.
- The Department for Levelling Up, Housing and Communities identified in June 2019 guidance Housing for older and disabled people, that the need to provide housing for older & disabled people is critical. Accessible and adaptable housing enables people to live more independently and safely, providing safe and convenient homes with suitable circulation space, bathrooms, and kitchens. Kent Adult Social Care requests these dwellings are built to Building Reg Part M4(2) standard (as a minimum) to ensure that they remain accessible throughout the lifetime of the occupants, meeting any changes in the occupant's requirements.

#### Waste

Kent County Council is the statutory 'Waste Disposal Authority' for Kent, responsible for the safe disposal of all household waste, providing Household Waste Recycling Centres (HWRC) and Waste Transfer Stations (WTS). Each household produces an average of a quarter of a tonne of waste per year to be processed at HWRCs and half a tonne per year to be processed at WTS's. Existing HWRCs and WTSs are running at capacity and additional housing will create a significant burden on the manageability of waste in Kent.

A contribution of £54.47 per household is required towards the upgrading of the existing House Waste Recycling Centre in Thanet to mitigate the impact arising from this development and accommodate the increased waste throughput within the District.

#### Broadband: Fibre to the premise/gigabit capable

The NPPF (para 114) and The Department for Digital, Culture, Media and Sport requires full fibre connection to new developments being gigabit capable fibre optic to the premise connection for all.

Please include a Planning Condition to provide 'fibre to the premise' (FTTP) broadband connections to all premises of gigabit capacity.

Developers are advised to make early contact with broadband providers, as there can be a lead in time for cable installation and associated infrastructure.

**KCC Flood and Water Management** - Having reviewed the information provided we are generally in agreement with the principles proposed for dealing with surface water, namely utilising an existing connection to a neighbouring surface water sewer, and as such have no objection to the application.

Should you be minded as Local Planning Authority to grant permission we would recommend that the following conditions with advisories be applied:

#### Advisories

Whilst sympathetic to the fact that no ground is being broken in association with the development and therefore opportunities to reduce existing surface water flow rates are limited we will require, as part of any future detailed submission, for it to be clearly evidenced that all opportunities to do so have been thoroughly investigated.

Given the geology of the site we would expect for the utilisation of infiltration to be maximised as much as possible and for this demonstrated as part of any future detailed design submission and would emphasise that additional ground investigation will be required. It is recommended that soakage tests be compliant with BRE 365, notably the requirement to fill the test pit several times. Detailed design should utilise a modified infiltrate rate and demonstrate that any soakaway will have an appropriate half drain time.

#### Conditions

Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment and Drainage Strategy prepared by Considine (August 2022), Report No.: 5299 FRA, and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

#### Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

#### Condition:

Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that due consideration has first been given to the possibility of utilising infiltration techniques and that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also

demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Condition:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

**KCC Highways** - I have no objections to this proposal since highways abutting and in the vicinity of the site are subject to traffic regulation orders and the site is within close walking distance of town centre amenities and excellent public transport routes. The existing access to the site is being utilised but the steel shutter should be set back to allow a car to wait off the carriageway whilst waiting to enter. The footway is wide in this location so this should only need to be set back about two metres. A minimum of 10 cycles should be catered for in the cycle store. The parking spaces should be increased in width to 2.7m where abutting the end wall or any pillars that may restrict door opening. If the parking spaces are unallocated then one space must be active for electric vehicle charging and the rest equipped with the ducting and cabling to allow passive provision to become active at a later date. If they are allocated to each individual flat then all 10 will need to be active and equipped with a minimum 7kw output charging port in accordance with Building Regulations.

Taking the above into consideration I have no objections subject to:

- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

- 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). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>
- Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
- Gates to open away from the highway and to be set back a minimum of 6m metres from the edge of the carriageway.

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

The Submitted surface water drainage information shows no flows greater than existing levels will be connected to the system proving the betterment of the surface water system which is acceptable by Southern Water.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises. It should be noted that under the Water Industry Act 1991 it is an offence to “throw, empty, turn or permit to be thrown or emptied or to pass into any drain or sewer connecting with a public sewer. Any matter likely to injure the sewer or drain or to interfere with the free flow of its contents.

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.

**TDC Environmental Health** - Thank you for consulting Environmental Protection on the above planning application; the following comments are offered in relation to: Air Quality, Noise and Contaminated Land.

#### Air Quality

The ground floor plan indicates 10 parking spaces are proposed and of those 1 will have an EV charge point fitted. However, if these are allocated spaces all 10 are required to have chargers.

Condition: EV Residential

1 Electric Vehicle charging point per dwelling with dedicated / allocated parking or 1 charging point per 10 spaces (unallocated parking)

Condition: EV Charger Details

*Prior to [the erection of the building(s) hereby approved], written and illustrative details of the number, type and location of Electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority before any of the units are first brought into use. The EVCP shall be maintained and kept in good working order thereafter as specified by the manufacturer.*

Policy SE05: Air Quality

### Noise

The site will be impacted on by both traffic noise and noise from Dreamland Amusement Park and Events space. Therefore a noise impact assessment and acoustic design statement is necessary to protect future occupants from significant adverse effects.

Condition – Acoustic Design Statement

*Prior to the commencement of the development hereby approved, an Acoustic Design Statement in accordance with ProPG Planning & Noise 2017 scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.*

Policy SE06: Noise

### Contaminated Land

The site comprises of a former commercial units and therefore the following condition is recommended:

Condition: Unsuspected Contamination

*If, during development, significant contamination is suspected or found to be present at the site, then this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.*

### General

Condition: Construction Environmental Management Plan

*Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; lighting control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.*

**TDC Water and Recycling** - We have no issues with this development

### COMMENTS

This application is brought before members by Cllr Reece Pugh to consider the benefits of additional housing in the town centre and that the development would provide a better use of the site.

### **Principle**

The site comprises an existing building located within the urban confines of Margate. The principle of extending and altering an existing building is considered acceptable and the National Planning Policy Framework (NPPF) promotes the effective use of land in meeting the need for homes and other uses.

The site is not allocated for the retention of employment uses and is currently occupied by a furniture shop and a vehicle hire business. The site is also not located within a town, district or local centre as defined by policies SP08 and E04 of the Thanet Local Plan where uses falling within an E use class would normally be expected to be located. However, given the existing commercial development on the site, the three commercial units are not considered to significantly harm the vitality of the main shopping areas and, therefore, the principle of the use is considered acceptable.

Policy SPO1 (Spatial Strategy - Housing) of the Local Plan states that the primary focus for new housing development in Thanet is the urban area. Policy H01 goes on to state that permission for new housing development will be granted on sites allocated for residential development and non allocated sites within the confines of the urban area and villages. As such, there is no in principle objection to the residential use of the upper floors of the proposed building.

### **Character and Appearance**

The site is located within the Margate Conservation Area and directly opposite the Margate Seafront Conservation Area, therefore, the Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in

relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

Policy SP36 of the Thanet Local Plan states that "The Council will support, value and have regard to the historic or archaeological significance of Heritage Assets.."

Policy HE02 of the Thanet Local Plan requires that appropriate materials and detailing are proposed and that developments 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.

Paragraph 130 of the National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment and establish and maintain a strong sense of place.

Policy QD02 of the Thanet Local Plan provides general design principles for new development and states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects.

The development would remove the existing pitched roof of the building and replace it with a three storey extension that occupies virtually the whole footprint of the existing building. The increase in height would be 6.8m from the top of the existing ridge to the top of the proposed extension.

The erection of three additional floors is considered to add significant bulk and mass to the existing building. Furthermore the position of the building, abutting the public highway to the front and southern side and the boundaries of the neighbouring properties to the north and rear, is considered to make a very immediate and dominant change to the character of the area.

The building proposed would encompass a bold design, mixing cubist architecture in the upper floors with the traditional early 20th ground floor structure to create a modern design. The front elevation of each floor of the proposed extension would step in from the floor below and the front elevations of the first and second floors and roof would have articulation through the form of an angular wave design. The rear and side elevations would be flat in design with the side elevations set within brick gables of the existing building. There would also be a variety of materials around the building with the painted brick and large windows retained to the ground floor front elevation, the unpainted brick gables retained to the side elevation, and yellow glazed brick cladding and orange vertical metal cladding proposed to the front and side. The rear elevation would also be constructed from metal cross braces, mesh and timber cladding. The stepping of the upper floors and the variation in materials around the site would add articulation and interest to the elevations of the building.

The site is located towards the northern end of Belgrave Road and to the rear of numbers 12 and 12A Marine Gardens which are located at the end of a row of grade II listed buildings that front Margate seafront. To the northeast is the Flamingo Amusement Arcade which forms the end of a row of buildings that front Marine Terrace and Margate mains sands. These neighbouring buildings are some of the most prominent and important buildings in

Margate as they form part of a historic terrace arrangement and the long sweep of buildings that face the seafront.

The existing building has a number of architectural features and details that add to the interest of the building and signify its age, however, the large and numerous adverts which have been added to it over time are considered to detract from its appearance. The building is, therefore, currently considered to have a neutral impact upon the character and appearance of the area. In any event the existing building is to be retained.

It is considered that there is a strong change in character as you enter Belgrave Road from the seafront with development immediately changing from the vibrant seafront area with long rows of tall terraced properties (many of which are listed) and a variety of commercial uses, to lower level buildings that contain less commercial and more residential uses.

The submitted street scene plan shows the ridge of the proposed extension to project above the ridges of both 12 and 12A Marine Gardens by 0.4m and the proposed third floor to be located almost entirely above the height of the Flamingo. There would be a separation distance of 14.3m between the main upper floors of the closest property on Marine Gardens and 13.9m across Belgrave Road to the Flamingo. It is, therefore, acknowledged that the building would be set back from the buildings facing the seafront, however given the scale of the extension this separation would not alleviate the sense of scale of the structure proposed, above those adjacent buildings, which would be perceived in the vicinity of the site.

The proposed extension would significantly increase the scale of the building and extend above the neighbouring properties that face the seafront. The height of the proposed building and its close proximity to these neighbouring properties on Marine Gardens and Marine Terrace is considered to conflict with this change in character and result in a building that would compete with these neighbouring seafront facing properties. This relationship, and the significant scale of the extension, would detract from the status of the seafront buildings as the most dominant form of development in the Conservation area. The Conservation officer has commented that "the proposed scheme goes against this hierarchy by way of its form and subsequent large scale status set back from the main frontage and its position, in what once would have been the curtilage boundary of the associated listed building which it is now impacting upon". The proposed orange cladding and yellow tiles would mean that this building and its relationship with these neighbouring properties would be highlighted and extremely prominent from the seafront and Belgrave Road, further highlighting the scale of the development and its close proximity and incongruous relationship with the neighbouring buildings.

In terms of the design, the building has taken a modern approach when viewing it in relation to surrounding buildings, the majority of which have a traditional Victorian design, incorporating a more vertical emphasis, a uniform sliding sash window design, with window and elevational detailing, and in some instances balcony features. In comparison the proposed development, whilst providing an interesting shape and form, has a horizontal emphasis, which whilst arguably in character with the existing building form, is not characteristic of the surrounding historic area. In addition, the design incorporates a high solid to void ratio, with high parapets and solid balustrading to the front elevation, creating a

dominant and top heavy design in relation to the ground floor elevation, which contains wide floor to ceiling glazing. Whilst the third floor is setback from the front elevation, there is no setback from the side elevation, creating a 4-storey solid elevation (other than for two small openings), which would appear out of keeping with and poorly related to the scale of the nearest residential properties in Eaton Road. The side elevations lack openings, and with the flat roof form proposed (which provides no reflection of the existing building or roof form) the southern side elevation, in cumulation with the front view of the building, will appear as a poorly designed, overly dominant and bulky form of development that significantly detracts from the visual amenities of the area, particularly given the prominence of the building in the long views achievable from Eaton Road and Belgrave Road.

The surrounding designations of the conservation areas and the listed status of the neighbouring buildings requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the area and great weight should be given to the assets' conservation. The position of the site, combined with the scale of the extension and the use of bright materials is considered to conflict with the pattern of development in these conservation areas where larger, brighter and more prominent development is located on the seafront. The height of the extension, combined with the proximity and position to the rear of listed buildings is also considered to result in an awkward and incongruous relationship that would detract from their setting.

It is, therefore, considered that due to the location of the site, off the seafront, and behind the neighbouring properties, the scale of the extension proposed, the close proximity and relationship with the neighbouring grade II listed properties, combined with the use of bright materials and design would result in significant harm to the character and appearance of the Margate and Margate Seafront Conservation Areas and the setting of the neighbouring listed buildings contrary to policies HE02, HE03 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:

- 1) Be compatible with neighbouring buildings and spaces and not lead to unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04.
- 3) Residential development should include the provision of private or shared external amenity space/play space, where possible.
- 4) 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."

The proposed extension would increase the height of the building from 9.2m to 16m with the proposed lettering on the roof extending a further 0.8m above the proposed roof. There are no changes to the footprint of the building. There would be a separation distance of 3.2m to the side elevation of 1 Belgrave Road and the single storey projection at the rear of 12 Marine Gardens. There would be a distance of 10.9m to the upper floors of the properties

fronting Marine Gardens and 15m to 2 Eaton Hill. A storage building directly abuts the rear of the site and there would be a separation of 7m to the boundary of the sites fronting Eaton Hill allocated for housing. There would be a separation distance of 31m to the closest existing dwelling to the rear of the site. Currently the gardens for 7-10 Marine Gardens extend from the rear of these properties to Eaton Hill.

The applicant has submitted a daylight and sunlight assessment report that considers the impacts of the development against the Building Research Establishment document 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice Third Edition 2022'. This report considers the impacts of the development on 10-12A Marine Gardens, 3 Eaton Hill and 2 and 7 Eaton Road in the terms of daylight, sunlight and overshadowing. This report concludes that the proposed development will not result in a notable reduction in the amount of daylight or sunlight enjoyed by the neighbouring buildings.

Whilst there would be a change in the outlook from the windows at the rear of these properties, the separation distance is considered to limit the loss of light. These windows also appear to serve bedrooms, bathrooms and kitchens and, whilst bedrooms are habitable rooms, they are not normally primary living spaces and, therefore, the change in outlook to these properties would not result in significant harm to the living conditions of occupiers of these units.

The existing building has a number of ground floor doors and windows serving commercial premises. The proposed ground floor doors and windows would serve the commercial units and the entrance lobby for the proposed flats. The alteration to these openings and the change of use is not considered to result in any significant change to the overlooking that results from these openings.

The proposed upper floor windows, doors and balconies on the front elevation would serve the proposed flats. These openings would face Belgrave Road, the side of the Flamingo, an area of open land and the Dreamland car park. The proposed balconies would extend up to the ends of the building, and on the northern end of the building, on the second and third floors, would wrap around the northern end of these floors. Due to the limited separation distance of 10.9m between this end of the building and the rear elevations 12 and 12a Marine Gardens these balconies are considered to result in a significant opportunity for overlooking towards these neighbouring properties. It is acknowledged that this overlooking could be overcome through the installation of privacy screens to these balconies, however no such screens are shown on the proposed plans. Therefore the development would result in overlooking to the rear of no.12 and no.12a Marine Gardens from the proposed balconies, causing significant harm to the living conditions of occupiers.

Three windows would be located in the southern end of the proposed building once completed, an existing round window in the existing brick gable and a rectangular and round window in the proposed extension. The existing window would be blocked by the proposed extension behind the gable and the two upper windows would serve the kitchen and living spaces for the end units. These windows would face across the front garden of 2 Eaton Hill which is open to public views from the street. These windows are, therefore, not considered to result in any significant overlooking.

In the northern end of the building a door is proposed in the ground floor side elevation serving the bike store, the existing round window in the brick gable would be retained but blocked from behind by the proposed extension and a cut out would be provided in the roof to provide light to the areas below. Due to the arrangement of these openings they are not considered to result in any significant overlooking.

At the rear of the site a solid structure is proposed at the northern end of the property serving the stairwell and lift core and external corridors are proposed to the rear of the proposed flats to provide access to these units. Doors to access the units and windows serving bedrooms, bathrooms and dining rooms would face onto these corridors. Bathrooms and stairwells are not considered to be habitable rooms and would, therefore, not result in any significant opportunity for overlooking. Timber louvres are proposed on the external face of this elevation adjacent to each of the bedroom and dining room windows in this elevation to prevent overlooking towards the neighbouring properties. Given that the windows and doors are set back from the external elevation and the screens that are proposed in front of the windows, these openings are not considered to result in any significant overlooking to the existing neighbouring properties or the neighbouring allocated sites.

The proposed dwellings would all exceed the floor space standards set out in policy QD04 of the Thanet Local Plan and the habitable rooms in the front elevation are all considered to receive adequate natural light, ventilation and outlook. As noted above windows serving bedrooms, dining rooms and bathrooms are proposed in the rear elevation and timber screens are proposed on the external corridor to prevent overlooking to the neighbouring dwellings from these windows. These screens would, however, restrict the outlook from these windows. Bathrooms are not considered to be habitable rooms, the bedrooms would be second and/or third bedrooms and the dining rooms would be a secondary living space. Large windows are proposed to these rear facing habitable rooms and, therefore, they are likely to receive an adequate degree of light. The harm resulting from the restricted outlook to these rooms upon the future occupiers of the site must be weighed against the benefits of the scheme.

Policy GI04 of the Thanet Local Plan requires all new family dwellings to incorporate garden space in order to provide a safe "doorstep" play area for young children. Family dwellings are defined as those having two bedrooms or more. No garden spaces are proposed as part of this development, however each flat would have a balcony on the front elevation. The site is located within close proximity to Marine Gardens and Margate main sands. The harm resulting from the lack of allocated doorstep playspace must be weighed against the benefits of the scheme.

The Council's Environmental Health Department have reviewed the application in terms of the living conditions of the future occupiers and due to the proximity of the site to the existing neighbouring uses and Dreamland amusement park have requested an acoustic design statement to ensure that the future occupants are protected from any significant adverse effects. Given the proximity and variety of the neighbouring uses this condition is considered appropriate in this instance.

The Environmental Health department have also requested a condition requiring the submission of a construction management plan. Given the proximity of the site to the

highway and neighbouring residential properties the requirement for a construction management plan is considered appropriate.

## **Transportation**

The site is located in a highly sustainable location, close to Margate seafront and town centre with numerous public transport links and facilities. The site is also located within Margate Town Centre as defined by policy TP06 of the Thanet Local Plan. This policy states that “new development proposals will not be required or expected to provide on site car parking spaces. Where feasible such proposals should consider measures to encourage occupiers to make greater use of public transport.”

The existing vehicular door in the southern side of the front elevation would be retained and 10 parking spaces would be provided on the ground floor. Internal storage for 10 bikes would also be provided within the proposed entrance lobby.

KCC Highways have reviewed the application and have raised no objections as the site is close to the town centre and the surrounding roads are subject to controls. They have indicated that the proposed shutter to the vehicular door should be set back to allow a car to wait off the carriageway and that parking spaces next to walls should be increased in width. They have also indicated that the electric vehicle charging point and cycle storage should be conditioned.

There would be no change to the footprint of the building or the existing ground floor elevations and the proposed upper floors would not overhang the existing ground floor of the building.

In addition to the 10 residential dwellings proposed on the site this application also proposes three commercial units. The proposed commercial units would be smaller in size than the existing businesses on the site. It is therefore considered that the change in the number and arrangement of the commercial units would not result in any significant increase in vehicular movements to and from the site.

Policy TP02 of the Thanet Local Plan requires the provision of secure cycle storage and the proposed 10 spaces would comply with KCC guidance. The provision of the proposed cycle storage would be conditioned so that it is provided prior to the first occupation of the flats and thereafter maintained.

The submitted plans indicate that there would be additional space adjacent to the end spaces in the parking area and therefore whilst the proposed spaces are not of the size indicated, sufficient space would be provided to allow these spaces to function.

It is not clear from the submission as to why the proposed parking spaces would be allocated as there are 10 spaces and 10 flats proposed, but it appears from the ground floor plan that this would not be the case. This is not, however, a planning concern above, in this instance whether the provision of electric vehicle points would meet the policy criteria. Drawing 0873-LEP-ZZ-00-DR-A-00210 Rev P02 (Proposed Ground Floor Plan) shows that 1 space would have an electric vehicle charging point which would meet the requirements if the spaces are unallocated as indicated. In any case, if the spaces were to be allocated, it is

considered that the requirement for each space to have an electric vehicle charging point could be dealt with by the imposition of a condition.

The existing van hire business has a roller door set flush with the front elevation of the property. It appears that this door is normally open during the opening hours of the business, however there are no restrictions in the planning system requiring this door to be open during this time. Outside this entrance the pavement and the road are both wide. It is therefore considered that given the existing vehicular access and roller door, the business using this entrance, and the number of spaces proposed that the proposed arrangement would not result in significant harm to highway safety to warrant refusal of the application.

## **Financial Contributions**

Policy CF2 of the Thanet Local Plan requires that where a proposed development would directly result in the need to provide new or upgraded community facilities (including transport infrastructure educational, recreational facilities or affordable housing) the Local Planning Authority will negotiate with the applicant for a contribution towards the cost of such provision, which is fairly related in scale and kind to the proposed development.

Such financial contributions would need to be secured via a Section 106 agreement or unilateral undertaking. The test for such contributions is that they must be fairly and reasonably related in scale and kind to the development proposed.

KCC have been consulted and have advised that there is a need for financial contributions towards secondary schools, secondary land acquisition community learning, youth service, libraries, social care and waste.

The secondary education contribution £12940 towards a new Thanet Secondary School or additional places and the secondary land contribution £3777.80 towards the new Thanet Secondary School land acquisition cost. The community learning contribution of £164.20 at the Margate Adult Education centre, £655 towards additional resources for the Thanet Youth Service, £554.50 for additional book stock and resources at Margate Library and social care contributions would be £1468.80 towards specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places within the local area. A contribution of £554.70 is also requested towards improvements at Margate Waste Recycling Centre.

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 '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.

No legal agreement has been provided securing the required KCC or SAMM contributions at this stage and no other mitigation has been provided to address the impacts of the development upon local infrastructure or protected sites.

### **Drainage**

Kent County Council Flood and Water Management have reviewed the application and have indicated that they are generally in agreement with principles proposed for dealing with surface water and have no objection to the application. Surface water would be dealt with by connecting to a neighbouring surface water sewer. KCC have indicated that the opportunity should be taken to reduce surface water run off and have requested conditions requiring the full details of a sustainable surface water drainage scheme including an assessment of utilising infiltration within the site and a verification report to confirm that the implemented scheme is operating in accordance with the submitted details. The submission of details for the proposed surface water drainage scheme is considered appropriate to ensure that this development does not lead to an increase in surface water discharge to the surrounding area.

The developer would be required to submit a formal application to Southern Water for a connection to drainage and water. If required under the Water and Infrastructure Act, the developer may be required to pay a contribution to Southern Water to upgrade the infrastructure to service the development.

### **Biodiversity**

There is no external space on the site and this development makes no changes to the footprint of the existing built development. It is therefore considered that this proposal would have no significant impact upon biodiversity in the area. Policy SP30 of the Thanet Local Plan requires all new development to make a positive contribution to biodiversity. It is, therefore, considered appropriate to add a condition to require details of biodiversity enhancements that would be provided on the site prior to its first occupation.

### **Other Matters**

Concern has been raised that there was no consultation with the neighbouring property occupiers prior to the submission of the application. There is no requirement for the applicant or the Council to consult with the neighbouring property occupiers prior to the submission of an application. A consultation has been completed by the Council following the submission of the application in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It is therefore considered that the required consultation has been completed.

Conditions would also be applied to ensure that the new dwellings would meet the water and energy efficiency standards required by policies QD01 and QD04 of the Thanet Local Plan.

The Council's Environmental Health Department has indicated that due to the current and previous uses of the site a condition for any unsuspected contamination found on the site to be appropriately remediated is required. No changes are proposed to the external footprint of the building and the residential accommodation is proposed above ground level, however internal works may be required to the ground floor to facilitate the new uses. The proposed condition only requires submission of information if contamination is found on the site and is therefore considered appropriate in this instance.

## **Conclusion**

The Council cannot currently demonstrate a five year housing land supply. In the absence of a five year housing land supply paragraph 11 of the Framework is triggered and there is a presumption in favour of sustainable development. This requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole.

This development would provide ten new dwellings in a sustainable location which is considered to be a modest contribution to the district's housing supply. There would also be some temporary economic benefits resulting from the construction of the extension to the building. The NPPF states that substantial weight should be given to the "value of using suitable brownfield land within settlements for homes and other identified needs".

The existing building is currently in use and is considered to have a neutral impact upon the setting of the conservation areas and the neighbouring listed buildings. Given that the building is currently in use by commercial businesses only limited economic benefit can be given to the provision of the new commercial units in the building.

The proposed extension by virtue of its height, scale, proximity to and relationship with the buildings fronting Marine Gardens and Marine Terrace would result in a incongruous and dominant form of development that competes with and detracts from the significance of the listed buildings fronting Marine Gardens and the buildings fronting Marine Terrace in the Margate Seafront Conservation Area resulting in significant harm to its special character, appearance and historic interest of these designated buildings and area

The proposed building is not considered to result in a significantly harmful change to the light and outlook from neighbouring properties, however the proposed balconies would result in direct overlooking to the windows in the rear elevations of 12 and 12A Marine Gardens with a limited separation distance and therefore this development is considered to have a significantly harmful impact upon the living conditions of these neighbouring property occupiers through a loss of privacy.

The proposed dwellings would all meet the space standards set out within policy QD04 of the Thanet Local Plan and all habitable rooms would receive natural light and ventilation. No doorstep play space is provided for the dwellings, however all would benefit from external space through the provision of balconies at the front of the site. The site is also located

within close proximity to the beach and nearby parks. This application is therefore considered to provide an acceptable standard of accommodation for the future occupants. The provision of additional dwellings would result in an increase in pressure upon community facilities in the area such as schools, libraries, waste and social care. KCC has identified that there would be a significant impact upon these services and that a financial contribution would be required to provide additional resources and mitigate the impact resulting from the development. No legal agreement has been provided and therefore this harm has not been mitigated.

The proposed dwellings would also result in increased recreational pressure upon the special protection area around the Thanet Coast. No financial contribution has been provided to the SAMM plan to mitigate the impacts of the development upon this area and therefore this development would result in significant to this designated area.

It is, therefore, considered that there are notable benefits to the development through the provision of additional housing on a brownfield site close to the town centre. However, the significant harm resulting from the development upon the designated heritage assets including the setting of the conservation areas and the adjacent Grade II listed buildings, as well as the impact on living conditions of the neighbouring property occupiers, community infrastructure and the special protection areas would outweigh these benefits and the application is recommended for refusal.

**Case Officer**

Duncan Fitt

TITLE: F/TH/22/1057

Project Unit 1 And 2 Belgrave Road MARGATE Kent CT9 1XG

