

A06

F/TH/23/0216

PROPOSAL: Erection of 1.9 metre high wall to Nethercourt Touring Park boundary between Nos 17 and 24 Kendal Close

LOCATION: Nethercourt Touring Park Nethercourt Hill RAMSGATE Kent CT11 0RX

WARD: Nethercourt

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 CR/22-23/01 and CR/22-23/02, received 9 February 2023.

GROUND:

To secure the proper development of the area.

3 The bricks to be used in the construction of the wall hereby approved shall be red multi stock 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.

4 The bricks to be used for the construction of the wall hereby approved shall be red multi stock 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.

5 The wall hereby approved shall be erected in the location identified on drawing numbered CR/22-23/02 received 9 February 2023.

GROUND:

To secure the proper development of the area.

INFORMATIVES

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

SITE, LOCATION AND DESCRIPTION

Nethercourt Touring Park is located at the northern end of Nethercourt Park with access through the park from Nethercourt Hill. The application site relates to a 23 metre section of boundary wall located in the southern corner of the Nethercourt Touring Park located between Nos 17 and 24 Kendal Close. The previous wall has been removed as it was unstable and the gap is currently secured by a number of solid metal fencing panels.

PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application seeks planning permission to erect a 1.9 metre brick wall between Nos 17 and 24 Kendal Close in the location of the previous boundary wall.

PLANNING POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified and a site notice posted and no representations have been received.

CONSULTATIONS

No consultations

COMMENTS

The application is brought before members as the land is owned by Thanet District Council. The main considerations in assessing the proposal are the principle of development, impact on the character and appearance of the area, impact on the living conditions of neighbouring residential occupiers and pedestrian and highway safety.

Principle of Development

The site is located within the urban confines of Ramsgate and the development relates to the boundary wall of the Nethercourt Touring Park. There are no in principle objections to the erection of a wall in this location subject to consideration of all material considerations in accordance with the National Planning Policy Framework (NPPF) and Local Plan Policies.

Character and Appearance

The site is located at the far end of Kendal Close and forms part of the southern boundary of the Touring Park. The section of wall to be replaced fronts the highway and shares a boundary with Nos 17 and 24 Kendal Close. The 23 metre section of boundary wall has been removed as it was unstable and in danger of collapse onto the public highway and being a danger to public safety. Two trees on the boundary have also been removed and their location is indicated on the submitted plan. The gap within the boundary has been secured by a number of solid metal panels.

It is proposed to erect a 1.9 metre high brick wall to replace the previous wall. The wall would be constructed in red multi stock brick and be similar in height and appearance to the previous wall.

The current metal hoarding is unsightly and the reinstatement of the boundary wall would greatly enhance the visual appearance of the street scene whilst securing the boundary of the Touring Park grounds, and the development would therefore meet the requirements of Local Plan Policy QD02 and the NPPF.

Living Conditions

The wall would be erected in the same location and be of similar height to the previous wall and extend from the garage of No 24 Kendal Close and run across the end of Kendal Close and extend to the converted garage of No 17 Kendal Close. The wall would have the same relationship to neighbours as the previous wall and not adversely impact on the living conditions of neighbouring property occupiers through loss of light or loss of outlook and the proposal would therefore accord with QD03 of the Thanet Local Plan and the NPPF.

Pedestrian and Highway Safety

The previous wall became unstable and was a potential danger to pedestrians and vehicles. The metal hoardings forming a barrier across the end of Kendal Close are temporary in appearance and subject to movement. The erection of a replacement brick wall would provide a secure boundary to the site and a sound finish to the boundary and anyone using Kendal Close.

The proposed wall would provide a more satisfactory finish to the boundary for pedestrian and highway safety than that of the temporary hoardings and pedestrian and highway safety would not be harmed.

Other Matters

Trees - The trees that have been removed were not covered by a Tree Preservation Order and therefore their removal did not require consent.

Conclusion

The proposed wall would restore the boundary of the Touring Park and improve the visual appearance of the streetscene and public safety and have a neutral impact on the living conditions of nearby residential occupiers. The development is therefore considered to be acceptable and in accordance with Policies QD02 and QD03 of the Thanet Local Plan and it is therefore recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE: F/TH/23/0216

Project Nethercourt Touring Park Nethercourt Hill RAMSGATE Kent CT11 0RX

Scale:

