

A11 **F/TH/22/1708**

PROPOSAL: Replacement of timber windows and porch with UPVC

LOCATION: Flat 1 189 High Street RAMSGATE Kent CT11 9TP

WARD: Central Harbour

AGENT: Ralph Evans

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 drawing nos. 001, 002, 003 received on 23rd December 2022, drawing no. 1082 received on 28th February 2023, and the Veka brochures and detailed cross sections received on 28th February 2023.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The application site lies within the urban confines, in a residential area and located at the top of Ramsgate High Street, opposite the north eastern boundary of Ellington Park.

The site comprises a large, detached two storey dwelling known as Elmstone House with a two storey bay window overlooking the High Street and Ellington Park on the southern elevation, and 2no. two storey projections to the Park Road on the northern elevation. It has been subdivided into Flats.

This application relates to Flat 1 which is located on the ground floor and accessed via a timber porch to the western elevation.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

This is an application for planning permission for the replacement of the timber windows and entrance porch on the western elevation at ground floor level, belonging to Flat 1, with those made from UPVC.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site.

No responses have been received.

Ramsgate Town Council: No comment.

CONSULTATIONS

None

COMMENTS

The application is brought before members as the application has been made on behalf of Thanet District Council who own the property.

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.

This application proposes the following works to be undertaken:

Replace timber single glazed sliding box sash windows with Upvc double glazed sliding sash windows

Replace the timber glazed porch windows and door with Upvc double glazed porch windows and door.

These works have been identified following an inspection carried out by Thanet District Council's Tenant and Leaseholder Services Department.

Given the property is not listed nor within a conservation area and the proposed replacement windows and door will match the design of those they are replacing, and will remain in keeping with the existing Upvc windows found elsewhere on the building, the proposed work is not considered to create any harm to the host dwelling or wider area. As such they are considered to comply with policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Furthermore, as the proposed works seek to replace windows and a door within existing openings, neither increasing their width or height nor projecting out further than their current position, they are not considered to create any harm to neighbouring amenity. They are therefore considered to comply with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Conclusion

The proposal is considered to comply with policies QD02 and QD03 of the Thanet Local Plan and the National Planning Policy Framework, and as such it is recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Tanya Carr

TITLE:

F/TH/22/1708

Project

Flat 1 189 High Street RAMSGATE Kent CT11 9TP

