

**D04**

**F/TH/22/1591**

**PROPOSAL:** Change of use of existing office space and 2No 1 bed flats to office space and the creation of 3No. 1 bed flats, 1No bedsit and 1 no 1 bed maisonette together with alterations of roof to rear outrigger including external stairs, excavation to create entrance to basement at front and reinstatement of iron railings to first floor and provision of ground floor railings to front elevation, alterations to fenestration

**LOCATION:** 122 Northdown Road MARGATE Kent CT9 2RB

**WARD:** Cliftonville West

**AGENT:** Mr Daniel McCarthy

**APPLICANT:** Mr Graham Kinnear

**RECOMMENDATION:** Defer & Delegate

Defer and delegate for approval subject to the receipt of a satisfactory signed legal agreement to secure the contributions towards the SAMM project within 6 months and the following safeguarding 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 documents, drawing numbered, 06 B (received 02/05/23), 07 B (received 02/05/23), 08 B (received 02/05/23), 09 B (received 02/05/23) and 12 A (received 10/07/23),

**GROUND:**

To secure the proper development of the area.

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

**GROUND**

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

4 Prior to the installation of any railings hereby approved, manufacturers details to a scale of 1:20 shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

#### **GROUND**

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

5 Prior to the installation of any external windows and doors, joinery details at a scale of 1:20 of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

#### **GROUND**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with policy HE02 and advice contained within the National Planning Policy Framework.

6 Prior to the first occupation of the development hereby approved, full details of hard landscape works, to include

- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

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

#### **GROUND**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and HE02 of the Thanet Local Plan.

7 All hard landscape works, shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation/use of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority.

Following completion of the landscape works, photographic evidence of implementation shall be submitted to and approved in writing by the Local Planning Authority in order to verify the works have been completed in accordance with the approved plans, and to enable the full discharge of this condition.

## **GROUND**

In the interests of the visual amenities of the area, biodiversity enhancement, and to adequately integrate the development into the environment in accordance with Policies QD02 and HE02 of the Thanet Local Plan

## SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Northdown Road, Cliftonville. It is close to the junction with Clifton Road. The mid terrace building is four storey in height; comprising a semi-basement and three storeys above. The building is constructed in facing brickwork to the principal elevation and rendered to the rear. It is currently used as a commercial premises at ground floor and semi-basement with residential to the upper floors and the rear section of the semi basement.

The site is within the confines of the Northdown Road Conservation Area.

## RELEVANT PLANNING HISTORY

F/TH/02/0709 Change of use and conversion of lower ground and first and second floors to 3 self contained units. Approved 04/10/2002

F/TH/00/0976 Change of use and conversion of existing offices and shop into 20no. Self contained flats. Approved 21/12/2000

## PROPOSED DEVELOPMENT

Full planning consent is sought for the change of use of existing office space and 2No 1 bed flats to office space (front section of the ground floor) and the 4No. 1 bed flats and 1 no 1 bed maisonette. In terms of physical work alterations are sought to the roof of the rear outrigger (increase in height and introduction of roof lights) including external stairs, excavation to create entrance to basement at front and reinstatement of iron railings to first floor, provision of ground floor railings to front elevation and alterations to fenestration within the rear elevation.

The application has been amended since it was originally submitted. Due to officer concerns the rear extension to the building has been omitted from the scheme. This has altered the internal arrangement of the proposal, however the number of residentials proposed in the building has remained the same (a net increase of 3 units).

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan**

SP22 - Type and Size of dwellings

SP29 - Strategic Access Management and Monitoring Plan

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment  
H01 - Housing Development  
E06 - District and Local Centres  
QD01 - Sustainable Design  
QD02 - General Design Principles  
QD03 - Living Conditions  
QD04 - Technical Standards  
TP02 - Walking  
TP03 - Cycling  
TP06 - Car Parking

## NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the site and the application publicised in a local newspaper.

Three (two supporting from the same writer) representations were received. The concerns can be summarised as follows:

- Site is within the the Conservation Area and Cliftonville Development Plan Area- which precludes one bed flats and bedsits
- No garden space
- No waste and recycling space
- No Parking
- Excess noise and movements
- Rear elevations overlooking neighbouring gardens and space
- Communal roof unnecessary and unwelcome
- Room sizes not stated on the plans
- Acknowledges positives of the return of missing railings and retention of the shopfront

## CONSULTATIONS

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

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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.

**Natural England:** No objection subject to securing appropriate mitigation

With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Natural England advises that the specific measures previously identified and analysed by your Authority to prevent harmful effects on coastal European Sites from increased recreational pressure should be applied to this proposed development at appropriate assessment.

Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the European Site(s) for the duration of the proposed development.

Providing that the appropriate assessment concludes that these measures must be secured as planning conditions or obligations by your authority to ensure their strict implementation for the full duration of the development, and providing that there are no other adverse impacts identified by your authority's appropriate assessment, Natural England is satisfied that this appropriate assessment can ascertain that there will be no adverse effect on the integrity of the European Site in view of its conservation objectives.

**Kent Highways: *Final Comment:*** I am satisfied that the works do not encroach on highway land. However the applicant does need to contact our Structures team with regards to the stairs. Any structure to be installed within 3.66m of the highway boundary will require technical approval from this team.

*Initial comment:* The applicant is proposing to install a flight of stairs to access the existing basement.

However this is adjacent to highway land and as such the applicant will need to consult with the Structures team here at Kent County Council (KCC) and gain technical approval for their proposals. They can be contacted at [structurestechnicalapproval@kent.gov.uk](mailto:structurestechnicalapproval@kent.gov.uk)

The applicant should also submit plans demonstrating the extent of the highway boundary at this location, to verify their proposals do not encroach on highway land to the front of the property. The applicant should contact the Highway Definition team at KCC to obtain highway boundary information. They can be contacted here:

[www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries](http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries).

As such I wish to place a holding objection until the above matters have been resolved.

**TDC Conservation Officer:** *Final comment:* Previously concerns were raised in regards to the scale of the proposed development to the rear of this site along with the lack of information regarding possible implication of the scheme to the setting and appearance of the surrounding environment. Since then, the work planned as halved in size and looks much more appropriate for the existing built form of the area, information has also been supplied regarding how this could affect the setting of the surrounding heritage environment. As such I no longer object to the application proposed and consider the scale acceptable and local and national legislation met.

If this application was to be approved I would suggest that samples of external materials, including railings, are submitted via condition before works start to ensure their appropriate appearance. Further details of any new doors and windows should also be provided. I would also like to see landscaping plans for the front and rear of the site.

*Initial comments:*

122 Northdown Road is a traditional property located within Cliftonville Conservation Area.

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness. It also states under Paragraph 194 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

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.'

This proposal is for the conversion of the building to residential use whilst undertaking repairs to the front elevation and shopfront, as well as a considerable extension to the rear of

the site. Whilst I do not have issue with the conversion of the building to residential from a conservation perspective, nor the repair proposed to the principle elevation, I do have concerns regarding the construction to the rear.

I can acknowledge that the rear of the site needs some unification and would benefit from some cohesive development, that being said it should not be to the detriment of the site and surrounding views. The extension proposed is substantial in its scale and overbearing in the context of the surrounding built development. There is a mix of scales of building in this area which have been constructed at varying stages throughout the streets piecemeal development and the height of these should not be taken as a design influence or encouraged when tall in stature. Typically rear development in this location should be subservient and responsive to surrounding constraints.

No information has been provided as part of this application regarding the possible implication to the setting and appearance of the surrounding conservation area which is not appropriate given that it is visible from the public realm and as such has an implication.

In conclusion I would likely support and accept the conversion of this building to a residential use, however this should not be to the detriment of character and appearance of the surrounding conservation area. Therefore I do not believe that it complies with the above mentioned legislation and therefore I object to the application proposed.

**TDC Environmental Health:** Thank you for consulting Environmental Protection on the above planning application for which we have considered the potential for environmental health impacts and consider it to have a low environmental risk and therefore do not offer any comments in this regard.

**TDC Waste and Recycling:** Concerns remain the same - access to Clifton Place is extremely difficult for our vehicles.

*Initial comments:*

We have concerns regarding access to these bins, although we currently collect waste from a few properties in Clifton Place we experience significant access issues. Also have concerns regarding the size of the store.

**TDC Tree Consultant** I note that some of the application drawings suggest the presence of two 8m trees in the rear garden / courtyard, and that the site is in the Northdown Road Conservation Area (but no TPO's revealed from TDC's on-line mapping).

Google Street View images (dated May 2014) show what appear to be two young Sycamore trees (presumably self seeded) plus considerable ivy and undergrowth. Although the trees will have grown in the intervening years, they are most unlikely to be suitable for retention in the very small area to the rear of the house. On this basis I do not think there will be any tree related constraints on the proposal but if you find something more significant when you visit the site I'm happy to review.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Heather Keen due to concerns about the standard of accommodation and that the development would create one bedroom flats contrary to the Cliftonville Development Plan.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area- including Conservation Area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

### **Principle**

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The site is previously developed land within the urban confines, and therefore the redevelopment of the site for a residential use would be in accordance with Policies HO1 and SP01 of the Thanet Local Plan, which support new housing development within the urban confines. The principle of the development therefore accords with Policies HO1 and SP01.

The site lies within Northdown Road, a District Centre. Policy E06 of the Thanet Local Plan permits proposals for additional shopping provision where the proposals serve the local population and are of a scale appropriate to the particular centre. The policy also permits residential accommodation in District and Local Centres where this would not fragment or erode the active frontages of such locations to a degree that undermines the function of the centre.

The proposal incorporates a retained commercial element at the front of the unit (ground floor level), which on the amended plans has an annotation for office space. The rear part of the ground floor would be residential - as this is behind the commercial space it is considered that it would comply with the policy objective of E06 in that it would not erode the active frontage, and therefore considered acceptable in principle. The commercial element is indicated to remain as office, albeit smaller than the current offer.

A small part of the ground floor area fronting Northdown Road would accommodate circulation space associated with access to the flats (a communal lobby), however this is already the case currently and therefore would not conflict with the second part of Policy E06 relating to residential uses.

The site lies outside of the Cliftonville Development Plan area; the boundary is on the opposite side of the road with areas on the northern side of Northdown Road and side road fallen within it until the boundary drops down to the southern side of Northdown Road at Wilderness Hill. As such there is no in principle objection to the creation of one bedroom residential units and consideration will be given to the standard of accommodation created in the Living conditions section of the report..



## **Character and Appearance**

The site is also located within Northdown Road Conservation area and therefore the Local Planning Authority must have regard for Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

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.'

Paragraph 130 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Policy QD02 of the Thanet Local Plan outlines that the primary 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.

122 Northdown Road is a three storey with semi-basement level (four storey in total) mid-terraced building located within the thoroughfare of Northdown Road and within the Northdown Road Conservation Area. The building contains a commercial unit at ground floor and basement level, although part of the rear of the basement and upper floors are used for residential. The building is sited between two three storey with semi-basement buildings to the east and west.

Northdown Road is predominantly characterised by Victorian and early 20th Century period buildings with commercial units and shopfronts at ground floor level ranging between two storey to four storey in height.

This application seeks to convert the existing commercial premises in part to residential and to utilise the basement area for residential. The existing semi-basement is currently accessed via the existing internal staircase. The proposal looks to create a new lightwell to the front of the property and provide a new main access to the front basement flat in addition new fenestration will be provided. As such 2no. 1 bed residential units would be created at basement level.

The remaining half of the ground floor office space to the rear of the building is to be converted to a 1 bed maisonette (ground and first floor). The remainder of the first floor is retained as a 1 bed unit and is the case for the second floor, therefore resulting in the net increase in three new residential units. Fenestration to the rear would also be altered to facilitate the change. In addition the rear outrigger would have its height increased by 1.6m and the roof would change from a mono pitch to a pitched roof with gable end.

The proposed changes to the front elevation including first floor railings and railings to the ground floor would be a positive change to this building and the wider Conservation Area. The creation of a full basement level is not dissimilar to other examples along this part of Northdown Road and in my view would not create any visual harm or appear out of keeping within the streetscene. As such I consider that the changes to the front facade would be acceptable.

With regard to the rear elevation, this sees the most significant external changes. The converted rear outrigger would have the height of the roof increased from approximately 5m to 6.6m with a change in roof shape from mono pitch to gable. The gable end would see the creation of a long vertical window opening. Whilst this would have a stronger vertical emphasis compared to other windows I do not consider that it appears out of proportion with the building as a whole. In addition a bay window would be provided at ground floor level and an opening at basement level. I consider these changes and alterations to be sympathetic in the design approach and would provide an attractive rear elevation.

The rear elevation would in part be visible from the public realm, Clifton Place and also across from Clifton Road. Visibility of the rear elevation is obscured due to the presence and location of adjacent built development and boundary treatment which encloses the site, as such it is not considered that the proposal would result in significant harm to the character of the area.

The proposed external staircase leading from the ground to basement level to the rear is modest in scale and would be a moderate addition to existing rear elevation and would not be seen due to its location.

The brickwork is proposed to match with the existing property. Cladding is also proposed and slate for the roof.

The Council's Conservation Officer has reviewed the amended application and does not believe there to be a perceivable impact from the surrounding Conservation Area and therefore does not object to the application proposed, although recommends conditions relating to materials, including railings, details of doors and windows and also landscaping plans to the front and rear. These conditions would be necessary and reasonable given the site's location in the conservation area, and relevant to the development to be permitted.

Therefore, in terms of character and appearance, the proposal is considered to be compatible with the surrounding built environment and Conservation Area, the proposed development will have minimal visibility from the surrounding public realm and will therefore not result in significant harm to the character and appearance of the Conservation Area. As

such the proposed development accords with Policies QD02, HE02, H08 and Paragraphs 197, 130 and 134 of the NPPF.

## **Living Conditions**

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.

Local Plan policies QD03 and QD04 are also relevant to this application. Policy QD03 (Living Conditions) 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.

### *Existing neighbours*

The external changes to the front facade of the building would not result in harm to neighbour amenity due to their nature; new railings to first and ground floor levels and creation of a basement.

With regard to the rear elevation and the alterations to the rear outrigger, it is not considered that the increase in height and roof composition will adversely affect the occupier of no. 120 as this element is not adjacent to the boundary. Windows facing the neighbour above ground floor are in the roof slope only and therefore I consider there to be no direct overlooking that would be harmful.

In relation to the impact of the outrigger alterations to no. 126, the outrigger would be adjacent to the shared boundary. Whilst there is an increase in height by 1.6m at the ridge of the extension, the highest point of the outrigger would be set away from the boundary with the roof pitching away from the boundary. The neighbouring property has an existing taller outrigger adjacent to the boundary which includes a first floor window which the extension would protrude past, plus other windows within the rear elevation. I do not consider there to be any significant harm to the neighbour however through loss of light or creation of a sense of enclosure, given the design of the proposed roof pitching away from the boundary and the orientation of the properties.

No. 45 Clifton Road would not be affected by the change in height and roof composition of the outrigger due to its location away from this element. The application does propose a gable window at first floor level but I consider this relationship to be similar to that of existing rear facing windows to this property, which face onto the side and rear of this property. The

new window would also face towards the rear of properties in Nightingale Place, however this rear area and windows of these properties are already overlooked by existing windows and the proposal will not result in significant harm above the existing relationship.

The proposed development is therefore considered to be acceptable in terms of the living conditions of adjacent neighbouring properties, in accordance with Policy QD03 of the Thanet Local Plan and paragraph 130 National Planning Policy Framework.

#### *Future occupiers*

In terms of the living conditions of the future occupiers of the proposed dwellings, Policy QD03 requires new development to be of an appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in Policy QD04, which are the National Described Space Standards (March 2015). Paragraph 134 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users, with all windows serving primary habitable rooms required to provide an acceptable level of outlook, natural light and ventilation for the rooms.

Looking at each of the units proposed in details; unit 122A would be a basement unit with a lounge/dining/kitchen with light and outlook provided through a front window onto the lightwell, with a rear facing bedroom window. This unit would be 45.5sqm and could constitute a 2 person one bed unit meaning the floorspace required through policy QD04 is 50sqm. Whilst the floor space is 4.5sqm less than the requirement, on balance it is considered that the rooms provided are of a regular shape that would allow for good day to day living. In addition the flat could also be utilised as a one person one bed unit and would meet the 39sqm standard.

Unit 122B is located within the rear outrigger at semi-basement level with a living room and bedroom and separate kitchen, both these rooms would be served by side facing windows. This unit would be 30.5sqm. There is no standard for a bedsit within the National Space Standards and therefore the Councils Flat Conversion Guidelines are referred to which required a floor space of 30 sqm, thus meeting this requirement.

Unit 122C is located within the rear outrigger across the ground and first floor and would be accessed via the rear yard. At ground floor there is a rear facing bedroom served by a bay window, the main entrance and a shower room with window to the yard. At first floor there is an open plan kitchen/lounge/dining space that has a rear facing window and two rooflights. The floor area for this unit is 43.7sqm. As detailed above for a 2 person one bed unit this should be 50sqm, there is therefore a shortfall of 6.3sqm. Whilst the unit is below, it is noted that it does not have the minimum width across the entire bedroom space for a two person bedroom- it should be 2.75m, this is due to the bay window. If categorised as a single person unit would meet the 39 sqm standard.

Whilst the proposed units do not meet the overall space standard criteria in terms of the overall floor space required, the rooms are of regular shape and it is considered that they are suitable for day to day domestic living. The rooms proposed would all have good window provision to habitable rooms. Furthermore the proposal would see a building that is in a poor

state of repair improved through the works and therefore on balance, considered to result in the creation of acceptable living conditions for future occupants..

Doorstep playspace is required for all 2-bed units or more under Policy GI04 of the Thanet Local Plan, along with refuse storage, clothes drying and cycle storage space. The units are all one bedroom and therefore do not require an enclosed doorstep playspace.

### *Bin storage*

The plans illustrate that there would be an undercroft bin store within the rear courtyard. The flats proposed would have access to this area with the exception of 122A at basement level, however this unit would have an area at basement level that could accommodate its refuse. This arrangement is similar for other basement units within the area. The proposed courtyard bin storage area is considered of suitable size, it is larger than originally planned when there were more units proposed. The courtyard has a rear access leading onto Clifton Place.

I note that the Council's Refuse and Recycling Manager is still raising a concern regarding the access to Clifton Place being extremely difficult for their vehicles. In this instance it is considered that the residents would need to bring the bins to Northdown Road, adjacent to the principal entrance, these could then also be emptied on collection day, the applicants agent has confirmed their agreement to this (2nd May 2023). Given that the space is provided in the rear yard for storage, and the relatively small carry distance around the corner to the front of the property, this arrangement is considered acceptable.

### **Transportation**

Paragraph 110 of the NPPF states that In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that amongst other aims: a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location and b) safe and suitable access to the site can be achieved for all users. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe. Paragraph 112 goes on to highlight that Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Policy TP03 states new development will be expected to consider the need for the safety of cyclists and incorporate facilities for cyclists into the design of new and improved roads,

junction improvements and traffic management proposals. Local Plan policy TP06 states development will be expected to make satisfactory provision for the parking of vehicles, including disabled parking. Suitable levels of provision will be considered in relation to individual proposals taking account of the type of development, location, accessibility, availability of opportunities for public transport, likely accumulation of car parking, design considerations.

The proposed creation of additional flats may generate an increase in demand for parking, and the application does not propose any off street parking. The site is located within the District Centre of Cliftonville which provides a range of amenities and is served by regular buses, and is within walking distance of Margate town centre. There is restricted on street parking provision on Northdown Road and unrestricted provision on some surrounding roads off Northdown Road.

KCC originally raised a holding objection, this was because the applicant is proposing to install a flight of stairs to access the existing basement. As this is adjacent to highway land the applicant needs to consult with the Structures team here at Kent County Council (KCC) and gain technical approval for their proposals. In addition further information was requested to demonstrate the extent of the highway boundary at this location, to verify the proposals do not encroach on highway land to the front of the property. Additional information was submitted by the applicant's agent in the form of a land registry plan showing the applicants ownership up to the back of pavement level. Following the receipt of this information the initial holding objection raised by KCC Highways has been withdrawn, although KCC advised that the applicant does need to contact our Structures team with regards to the stairs.

Whilst the proposal may result in additional demand for parking, given the sustainable location of the site and the nearby parking availability, it is not considered that the proposal will result in significant material harm to the local highway network or highway safety, in accordance with Local Plan Policy TP06.

## **Trees**

As the site is within the confines of the Northdown Road Conservation Area trees are protected. There are two trees within the rear curtilage; these are shown to be retained on the proposed block plan. These trees have been identified as being young Sycamore trees (presumably self seeded) plus considerable ivy and undergrowth. The Council's tree consultant considers that these trees are most unlikely to be suitable for retention in the very small area to the rear of the house. It is therefore considered given the small area in which the trees are positioned that their loss could not be resisted if proposed, nor would the trees be worthy of a Tree Preservation Order. The ground floor bay window to unit 122C will look out onto this area, the bay is the only window that serve this room - however given it is a bay- windows to three sides I consider that adequate natural light and outlook would serve this room, even in winter as a Sycamore is deciduous. At first floor there is a rear facing window serving 122C's a lounge/dining/kitchen area - this is also served by two roof light. The rear facing first floor window is long in nature and whilst and as a result I consider there still to be adequate natural light and outlook to this room. As such I consider that the

proposed residential accommodation will not be adversely affected by these trees in terms of their standard of living.

### **Development Contributions**

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the '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.

The agent has confirmed a Unilateral Undertaking which provides the required financial contribution for the residential units to mitigate the additional recreational pressure on the SPA area will be submitted should Members resolve to approve this proposal.

### **Conclusion**

The proposal would not result in any significant harm to the character and appearance of the Conservation area. The proposal would not impact upon the living conditions of neighbouring residential properties, nor would the proposal prejudice highway safety. It is considered that the standard of accommodation proposed is, on balance, acceptable as whilst under the minimum standard the units proposed rooms are of a regular shape that would allow the occupants to meet their day to day living needs. Furthermore the proposal would see a building that is in a poor state of repair improved through the works

As such accords with Thanet Local Plan Policies SP10, QD02, QD03, QD04, SP35, HE02, H08, G104 and TP06, and paragraphs 197, 130 and 134 of the NPPF.

It is therefore recommended that Members defer and delegate the application subject to receiving a satisfactory Unilateral Undertaking within 6 months of the resolution.

### **Case Officer**

Gillian Daws

TITLE:

F/TH/22/1591

Project

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