

A04

FH/TH/23/1469

PROPOSAL: Erection of a disability access ramp together with handrail

LOCATION: 26 Prince Andrew Road BROADSTAIRS Kent CT10 3HD

WARD: Beacon Road

AGENT: Mr Matthew Gerlack

APPLICANT: Thanet District Council Tenant and Leaseholder Service

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 23/632/JG/PR01 Rev A dated 20 November 2023.

GROUND;

To secure the proper development of the area.

INFORMATIVES

Please be aware that your project may also require a separate application for Building Control. Information can be found at:

<https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

SITE, LOCATION AND DESCRIPTION

26 Prince Andrew Road, Broadstairs is a two storey mid terrace house. There is an existing shared footpath located between 24 and 26 Prince Andrew Road. The property is set back from the road with green open space located between the front gardens and the highway. The property is not a listed building or within a conservation area.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a disability access ramp together with handrail.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP35 - Quality Development
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

Broadstairs and St Peters Neighbourhood Plan

BSP9 - Design in Broadstairs and St Peters

NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site.

No letters of representation were received.

Broadstairs & St Peters Town Council: 06 December 2023 - The Planning Committee of the Town Council has considered this application and has resolved unanimously to make No Comment.

COMMENTS

This application is referred to the Planning Committee as the application is submitted on behalf of Thanet District Council Tenant and Leaseholder Services in connection with a tenant that has a disability and requires the alterations in order to secure the use of their tenancy.

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

Principle

The site comprises an existing dwelling within the urban confines and the principle of the proposed alterations to provide a disability access ramp to an existing dwelling is considered to be acceptable subject to all other material considerations.

Character and Appearance

Paragraph 135 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.

26 Prince Andrew Road is a mid terrace two storey house. There is an existing shared footpath located between 24 and 26 Prince Andrew Road. The property is set back from the road with green open space located between the front gardens and the highway. The property is not a listed building or within a conservation area.

The proposed disability access ramp slab measures approximately 2.4m wide and 1m depth. The access ramp measures 1.1m wide, 6.5m depth. The proposed railings measure approximately 1.2m high.

The proposed access ramp would be visible from the street. However, given the variation in boundary treatments, existing disability ramps and railings within the area and design and materials of the development it is not considered that it will have a significant impact upon the character and appearance of the area to warrant refusal and therefore the proposed development is in line with Local Plan Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Paragraph 123 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 policy QD03 (Living Conditions) is also relevant to this application. It states that All new development should: 1) Be compatible with neighbouring buildings and spaces and not lead to the 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.

It is not considered that the proposed works will cause any significant impact to the amenity of the occupiers of the adjoining properties in terms of loss of light, overlooking or overbearing.

The proposal is, therefore, considered to be acceptable with regards to residential amenity in accordance with Policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

Policy QD02 outlines that new development proposals should provide safe and satisfactory access for pedestrians, public transport and other vehicles. Policy TP06 outlines that proposals for development will be expected to make satisfactory provision for the parking of vehicles. Suitable levels of provision are considered in relation to individual proposals, taking into account the type of development proposed, the location, accessibility, availability of opportunities for public transport, likely accumulation of parking and design considerations.

It is not considered that there would be any adverse impact on highway safety or parking in the surrounding area from the proposed development.

Given the above, it is not considered that the proposal will result in a significant adverse impact to the local highway network, highway safety or parking, in accordance with Policy TP06 of the Thanet Local Plan and the NPPF.

Conclusion

The proposal would have an acceptable appearance in relation to the host property and the visual amenity of the street scene. It would not result in any harm to existing residential amenities or highway safety or parking. It is therefore considered that the proposal would comply with paragraphs 135 of the NPPF and policies SP35, QD02, QD03 and TP06 of the Thanet Local Plan, BSP9 of the Broadstairs and St Peters Neighbourhood Plan and it is therefore recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Zoe Dobson

TITLE:

FH/TH/23/1469

Project

26 Prince Andrew Road BROADSTAIRS Kent CT10 3HD

