

A07

F/TH/23/1468

PROPOSAL: Erection of balcony with access ramp following removal of existing balcony

LOCATION: 91 Staner Court Manston Road RAMSGATE Kent CT12 6HT

WARD: Newington

AGENT: Mr Matthew Gerlack

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 Compulsory Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 23/633/MG/PL01.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the balcony slab and ballustrade hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

SITE, LOCATION AND DESCRIPTION

The site comprises four, 3 storey, blocks of flats (Nos 90 to 95, 96 to 101, 102 to 107 and 108 to 113) to the south of the main Staner Court tower block. The application relates to No 91 located on the ground floor of one of the 3 storey blocks, located to the east of the main tower block, close to the rear garden boundaries of properties fronting Princess Margaret Avenue. The front elevation faces onto a small car parking area and the east facing rear

elevation, where the development is proposed, faces towards the rear garden boundary fencing of properties fronting onto Princess Margaret Avenue. The flats are uniform in appearance having relatively recently been refurbished with replacement windows and doors and each flat has a private balcony area accessed from French doors.

PROPOSED DEVELOPMENT

It is proposed to enlarge the existing balcony and install an access ramp, to provide direct access from the French doors to the edge of the footpath.

DEVELOPMENT PLAN POLICIES

SP35 - Quality Developments
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

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

Ramsgate Town Council - No comment received

COMMENTS

This application is reported to the Planning Committee as the applicant is Thanet District Council.

The consideration for Members to assess is the impact on the character and appearance of the area, impact on the living conditions of neighbouring residential occupiers and highway safety.

Character and Appearance

The site comprises four, 3 storey, blocks of flats (Nos 90 to 95, 96 to 101, 102 to 107 and 108 to 113) to the south of the main Staner Court tower block. The application relates to No 91 located on the ground floor of one of the 3 storey blocks, located to the east of the main tower block, close to the rear garden boundaries of properties fronting Princess Margaret Avenue. The front elevation faces onto a small car parking area and the east facing rear elevation, where the development is proposed, faces towards the rear garden boundary fencing of properties fronting onto Princess Margaret Avenue. The flats are uniform in appearance having relatively recently been refurbished with replacement windows and doors and each flat has a private balcony area accessed from French doors.

It is proposed to enlarge the existing ground floor balcony and install an access ramp, to provide direct access from the French doors to the footpath. The existing balcony measures 0.9 metres deep by approximately 2.5 metres wide and has glass balustrading with metal handrails matching the other balconies in the block. The proposed balcony would increase in depth from 0.9 metres to 1.74 metres to allow for a 1.5 metre diameter turning space. The width of the balcony would remain the same as existing and extend across the width of the French doors and full length glazing. The glass balustrading and metal handrail surrounds would be installed to match existing and in keeping with other balconies within this block, with the northern end remaining open to allow for the installation of a ramp. The ramp is 11 metres wide and would be installed on the northern end of the balcony and project approximately 1.6 metres beyond the edge of the building, where it turns 180 degrees and continues 4.4 metres towards the edge of the narrow footpath which passes through the site. A metal handrail is proposed along the length of the ramp.

The enlarged balcony and ramp would be visible from the public realm and would disrupt the uniform appearance of the building to some degree. The balcony would almost double in depth and the handrail and ramp would extend across the grassed area. Whilst the changes to the balcony would be visible from the public realm the glass balustrading and metal handrails would be of the same style as other balconies in the block and the window/door openings would remain unchanged, thereby maintaining some uniformity of design. The flat is located on the ground floor at the northern end of the block, away from the boundary with Manston Road. With the ramp sitting close to ground level, together with the relatively slim metal railings, it would not significantly disrupt the uniform appearance of the block. Furthermore, the ramp would finish at the edge of the narrow pathway which visually forms a landscaped boundary to the block, and views through the site would therefore not be disrupted.

Following the engineering works the area around the balcony and ramp are to be made good and the grass re-seeded as necessary. Given the above it is considered the development would not harm the character and appearance of the area or the streetscene. The development would therefore meet the requirements of Thanet Local Plan Policy QD02 and the NPPF.

Living Conditions

The application does not include any new window or door openings being created and the window relationship with neighbouring properties remains unchanged. The enlarged balcony and ramp would not impact on light or outlook to neighbouring properties. The enlarged balcony would allow more space for outdoor seating than at present, however it is noted that the projecting balconies already allow a degree of mutual overlooking between properties and there is existing overlooking possible from the narrow path and grassed areas that run through the site.

The alterations would provide ramped access to and from the property and the ramp would allow access onto the existing narrow path which is located away from the parking area and internal road, and as such this would support independent living within the property.

It is unlikely that the proposed development would cause harm to residential amenity. The proposal is therefore in accordance with Thanet Local Policy QD03 and the NPPF.

Highway Safety

The alterations are located to the rear of the property which is located away from the areas used by vehicular traffic. The balcony and ramp would not extend onto the pathway and would not obstruct pedestrian movements through the site.

Given the above it is considered there is no harm to pedestrian or highway safety.

Conclusion

The design and materials of the enlarged balcony and ramp would respect the design of the building and maintain the character and appearance of the area, in accordance with Policies QD02 and QD03 of the Thanet Local Plan and the NPPF, and as such it is recommended that Members approve the application subject to safeguarding conditions that the ground is made good following the development.

Case Officer

Rosemary Bullivant

TITLE:

F/TH/23/1468

Project

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