

D06

F/TH/24/0165

PROPOSAL: Erection of a three storey extension with roof terrace to facilitate the creation of 2No 3-bed and 1No 2-bed self-contained flats and 1No retail unit at ground floor level with new shopfront (Broad Street facade)

LOCATION: 4A Broad Street RAMSGATE Kent CT11 8NQ

WARD: Eastcliff

AGENT: Mr David Stere

APPLICANT: G E Bowra

RECOMMENDATION: Defer & Delegate

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 proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered BSR/23/03A and BSR/23/04A.

GROUND:

To secure the proper development of the area.

3 Prior to the erection of the external faces of the dwellings hereby approved, details and manufacturer's specification of the external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 of the Local Plan and advice contained within the National Planning Policy Framework.

4 Prior to the installation of any external windows and doors associated with the shopfront, joinery details at a scale of 1:20 of the windows and doors to include sections through glazing bars, frames and mouldings 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 of the Local Plan and advice contained within the National Planning Policy Framework.

5 All new window and door openings shall be set within a reveal of not less than 100mm

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 of the Local Plan and advice contained within the National Planning Policy Framework.

6 Prior to the construction of the external surfaces of the development hereby approved, an Acoustic Design Statement in accordance with ProPG Planning & Noise 2017 scheme to demonstrate that the internal noise levels within the residential units and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The statement should include consideration of the 'agent of change' principle in relation to the nearby air conditioning units. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the development, and be retained thereafter

GROUND:

To protect the residential amenities of the future occupiers of the development, in accordance with Thanet Local Plan Policy SE06.

7 The refuse storage facilities as specified upon the approved drawing numbered and received on BSR/23/03A shall be provided prior to the first use/occupation of the flats or commercial unit hereby approved and shall be kept available for that use at all times.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

8 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110 litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The application site is formed by two single storey properties fronting Broad Street, in Ramsgate town centre. Broad Street is to the north west of King Street the main shopping precinct, and there are public car parks to the north accessed from Turner Street.

The properties along Broad Street range from retail units and the return of the Iceland supermarket at its south eastern end (two storey) and residential interspersed with non-residential uses further along the to the north west. To either side of the application site are buildings that are three storey in height; 18 King Street (Prentis) of more modern design and 4 Broad Street being of more traditional design and detailing. The site is separated from 18 King Street by an access that is to the rear of 14-18 King Street and is used for bins storage and has access to residential flats via external staircase. Broad Street is on a slight gradual incline from, being lower at the King Street end and higher at Hardres Street.

The site is located within the confines of the Ramsgate Conservation Area, which covers an area encompassing the historic core of the town, the marina, and parts of the seafront.

RELEVANT PLANNING HISTORY

4A Broad Street

F/TH/12/0509 - Change of use of shop (Use Class A1) to restaurant (Use Class A3) and take-away (Use Class A5). Granted 01/08/2012

F/TH/10/0685 - Application for extension of time of planning permission F/TH/07/0884, for erection of 4 storey building comprising 3 flats and two shops following demolition of existing buildings. 07/10/2010

F/TH/07/0884 - Erection of 4 storey building comprising 3 flats and two shops following demolition of existing buildings. Granted 14/08/2007

C/TH/07/0885 - Conservation area consent for the demolition of existing buildings. Granted 14/08/2007

OL/TH/06/0241 - Erection of a three storey building comprising 3No three bedroom, self contained flats following demolition of existing building (outline application). Withdrawn 23/03/2006

F/TH/98/0692 - Change of use and conversion from wholesalers to two retail shops plus external alterations including the provision of two shopfronts to front elevation. Granted 01/10/1998

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a three storey building with mansard attic storey following the demolition of the existing flat roofed buildings in situ to facilitate the creation of 2 three bed and and 1 2 two bed flats together with a retail unit at ground floor

level with new shopfront (Broad Street facade). The building would have a width to the street frontage of 10.5m and a maximum depth of 11.2m and a height of approximately 12.2m.

A 3 bedroom flat would be located on each of the first and second floors with a 2 bedroom flat to the 3rd floor, all of which would be accessed by the existing communal entrance off Turner Street, which leads to a communal lobby and communal stair with door to the bin store and service yard to the rear.

The new shop front would be in a traditional timber form with features such as stall risers, pilasters and recessed doors. Internally the ground floor comprises a single retail unit with an enclosed service area for bins to the rear accessed off the passage.

A bin store will be accessed off the communal entrance hall with a door to the service alley for the residential and retail unit.

The development is proposed to utilise red facing brickwork, slate roof, lead flat roof dormers and aluminium windows. The windows to the flats comprise symmetrically arranged vertical format recessed sliding sashes set under gauged splayed brick arches. The roof is a pitched slate roof with traditional wood core lead rolls to hip and ridge concealing a flat central section and set behind a parapet topped with a stone coping with traditional lead finished flat roofed dormers.

DEVELOPMENT PLAN POLICIES

THANET LOCAL PLAN 2020

SP01 - Spatial Strategy - Housing
SP04 - Economic Growth
SP08 - Thanet's Town Centres
SP11 - Ramsgate
SP13 - Housing Provision
SP14 - General Housing Policy
SP27 - Green Infrastructure
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP36 - Conservation and Enhancement of Thanet's Historic Environment
SE06 - Noise Pollution
H01 - Housing Development
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
GI04 - Amenity Green Space and Equipped Play Areas
HE02 - Development in Conservation Areas
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.

No third party representations were received.

Ramsgate Town Council: Not against the design as it is sympathetic to the architecture of Ramsgate but consider it to be a storey too high.

CONSULTATIONS

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

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

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.

TDC Conservation Officer: Following a review of the proposed application I would not consider the proposal to cause a significant amount of detrimental harm to the setting and appearance of the surrounding conservation area.

Please could we request joinery details of the shop front and samples of proposed external materials.

TDC Environmental Health: The proposed development is in a location that is exposed to increased noise levels from Commercial activities. It has been identified that in particular there are air conditioning units that could increase exposure to noise for residential occupants. In order to ensure that noise levels are acceptable the following condition should be put in place:

Condition Noise:

Prior to the construction of the external surfaces of the development hereby approved, an Acoustic Design Statement in accordance with ProPG Planning & Noise 2017 scheme to

demonstrate that the internal noise levels within the residential units and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The statement should include consideration of the 'agent of change' principle in relation to the nearby air conditioning units. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the development, and be retained thereafter.

TDC Waste Manager: I can only see one bin storage area, is this for both business and residential - bin stores need to be separate. Bins will need to be presented at the end of the shared service alley in Broad Street on morning of collection, we will not be collecting the bins from the bin store area.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Huxley for Members to consider the height of the proposed development in relation to others in the surrounding area.

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area, including the 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 NPPF states that housing applications should be considered in the context of the presumption of sustainable development. In determining whether housing on the site would be acceptable, the need for housing in the district will therefore need to be balanced against other issues such as the impact upon the conservation area, sustainability of the site, character and appearance of the proposed development and highway safety.

The site lies within the urban confines, inside the Ramsgate Conservation Area in a sustainable location close to shops and amenities as well as public transport link and carparks, and currently comprises two single storey retail units, fronting Broad Street. The site therefore comprises previously developed land.

Policy SP01 of the Thanet Local Plan sets out the spatial strategy for the district and states that the primary focus for new housing development in Thanet is the urban area as identified on the Policies Map. Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets other relevant Local Plan policies. The application site is located within the urban confines of Ramsgate and would therefore accord with Policies SP01 and HO1.

The principle of the development is, therefore, considered to be acceptable, subject to the consideration of all other material planning considerations.

Character and Appearance

The site is located within the Ramsgate Conservation Area. The Council must therefore take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

Paragraph 203 of the National Planning Policy Framework (NPPF) requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF requires that where a development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

Policy SP36 of the Council's Local Plan is a strategic policy which states that the council will support, value and have regard to the historic or archaeological significance of Heritage Assets. Policy HE02 of the Thanet Local Plan requires that appropriate materials and detailing are proposed and that developments 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.

The Ramsgate Conservation Area Appraisal describes Broad Street as characterised by terraces of tall, narrow townhouses and lodging houses, interspersed with several municipal and religious buildings. The building plots are described as small and narrow, and most buildings are considerably taller than they are wide, with a standard building height of two to three storeys plus basements. The appraisal states that the vertical emphasis and dense development give most streets in the area an intimate feel, where the built environment dominates one's experience without seeming overwhelming.

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.

The existing single storey shop units are of no particular architectural merit (except for a recessed pedestrian entrance door to each unit) and given the surrounding height of buildings appear somewhat out of character with the surrounding buildings and site context. Accordingly no objection is raised to this demolition within the Conservation Area.

It is noted that this part of Broad Street has no particular consistency of streetscape. With regard to the new building the facade has a traditional appearance with features that the Local Planning Authority (LPA) would encourage- recessed doors, stall risers, pilasters, fascia in the shopfront and traditional proportioned and positioned fenestration to the upper floors together with sensitive and appropriate materials (timber shopfront set over a panelled stallriser, the windows to the flats being recessed sliding sashes set under gauged splayed brick arches, red facing brick and a slate roof). The materials proposed are all considered traditional and appropriate to the Conservation Area.

Whilst a mansard roof is not a traditional feature and they can sometimes result in a top heavy appearance when used poorly, in this case, it is set back to allow three dormers to be constructed on the front (north) and side (east) and still look suitably subservient to the overall building and whilst providing better amenity (outlook, light and ventilation) than a single dormer to each room that it serves. Furthermore the dormers are subservient to the first and second floor windows; they are smaller in size, set up from the eaves and down from the top of the mansard roof and therefore do not appear dominant. You would see the dormers in medium to longer views, but would be difficult to see in shorter views; directly to the front or side given there set back in the roof and the width of the street. The key view is most likely from the top end of Broad Street, looking down to the site, but the roof scape would be seen against the other roofscapes and not visually apparent in officers view.

The incorporation of traditional features is welcomed within the new development. The development is proposed to be carried out using quality materials - red brick, slate and timber shopfront. This is seen as providing a public benefit to enhance the Conservation Area, as it would reinforce traditional materials within this designated area. The precise detail and nature of the materials can be controlled through a planning condition as well as joinery details.

Whilst there is a difference in height between the proposed building and no. 4 Broad Street, there is a more apparent difference currently, albeit lower. Given the degree in height changes this appears visually more jarring. As detailed above the proposed height will be 12.2m an increase of 7.7m from the currently single storey building with a parapet wall. Having regard to the submitted plans the adjoining building varying in height; number 4 Broad Street being 11m to the ridge and 7 Turner Street being 10m in height. However, it is considered that some variety in heights is not necessarily harmful to the area but adds visual interest, the variety of roof heights and forms is visually apparent within the street scene in medium and longer views. The roof is a mansard and therefore does not extend across the entire depth of the building. The roof slopes away from no. 4 Broad Street, thus creating a greater degree of visual separation between built forms. The proposed elevations that show a partial streetscene illustrate it will not be overly dominant in its setting, given the variety and visual breaks between buildings and roof coverings. It is considered that the redevelopment of this site will enhance this part of the Conservation Area.

It is confirmed that the Conservation Officer raises no objection to the proposed scheme subject to the imposition of conditions relating to materials and joinery details to the shopfront which is considered reasonable given the sensitive location of the site.

The proposal is, therefore, considered to be acceptable in terms of the character and appearance of the area, in accordance with Policies SP35, SP36, HE02, and 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 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.

The site has no. 4 Broad Street to its west (blue land- which denotes land within the same ownership of the applicant but does not form part of the application site), 5 & Turner Street to the south (blue land), an alleyway to the east which separates the application site to the rear elevations of nos. 16 & 18 King Street.

With regard to no. 4 Broad Street, this building currently has its end flank wall facing the site, with no windows, the proposed building would join this building, as such there would be no material harm resulting from the proposed scheme. No windows are proposed within the side wall of the proposal facing this site on any of the floors. Accordingly the impact is considered acceptable.

Nos 5 & 6 Turner Street, again this has no windows facing towards the site, whilst there is a first floor roof terrace, this currently faces a flat roof projection which accommodates the stairwell in the application site, this terrace and the roof terrace at second floor will therefore not be significantly affected by the additional height. There is an external staircase between the application site and the rear of properties fronting King Street, serving flat 1, however this appears as a secondary access as flat 1 (first floor) is shown to have its main access internally on the submitted floor plans. As such I consider this relationship to be acceptable.

Finally with regard to the relationship with nos. 16 & 18 King Street, no 18 wraps around the corner onto Broad Street with a flat roof and of non-traditional design. No 18 has windows

within its end elevation and door at ground floor. The first floor windows do not appear to serve habitable rooms. There are wall mounted air conditioning units, Environmental Health were consulted on this application and have confirmed that a condition is suggested to require the submission of an Acoustic Design Statement - this is considered reasonable to ensure that residential amenity of the future occupiers is protected.

In regard to no. 16 King Street has high level windows at the rear ground floor, these appear to serve the commercial use at ground floor. At the rear first floor level there are first floor windows, these again appear to relate to the commercial units below and as such the impact of the windows to the first and second floor openings within the proposal are not considered to result in harm.

Overall, it is not considered that there would be any significant or adverse impact on neighbour amenity as a result of the proposed development that could substantiate or warrant refusal of this application. 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 135 National Planning Policy Framework.

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 would not have any outside doorstep playspace given the constrained nature of the site; within the town centre. The site is within a close walking distance to the play area at La Belle Alliance Square- 290 metres or 230 metres to Albion Place Gardens and slightly further to Ramsgate Main Sands (530 metres). Given the sustainable location of this site in this instance this is considered to be acceptable.

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 139 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. The proposed units meet these criteria in terms of the overall floor space (first floor flat 92m², second floor flat 91 m² and third floor flat 61m² and window provision to habitable rooms and are therefore considered policy compliant.

The flats and commercial unit would have access by the existing communal entrance off Turner Street, which leads to a communal lobby and communal stair with door to the bin store and service yard to the rear. Concern was raised (whilst not objecting) by the Waste and Recycling Manager regarding this integration of bins. Whilst it is appreciated that the commercial and residential bin storage is not separate the site is constrained due to in town centre location, two bin storage areas would not be possible, on balance this is considered acceptable, given the size of the proposed commercial unit.

Transportation

Paragraph 115 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 116 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.

Under Policy QD01, all developments are required to:

- 1) Achieve a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes (subject to HE05 where applicable),
- 2) Make the best use of solar energy passive heating and cooling, natural light, natural ventilation and landscaping,
- 3) Provide safe and attractive cycling and walking opportunities to reduce the need to travel by car.

Policy QD02 relates to general design principles and states amongst other principles that developments must incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport and other vehicles, ensuring provision for disabled access and improve people's quality of life by creating safe and accessible environments, and promoting public safety and security by designing out crime.

KCC Highways have not commented on this application, however, as this is a site in urban Ramsgate Town Centre, parking provision is not normally required. The Local Plan details that within the town centres new development proposals will not be required or expected to provide on site car parking spaces. The site is in a very sustainable location in relation to services in Ramsgate Town centre. This also includes nearby public transport options and active travel opportunities including the bus station and cycling links, all within very close walking distance.

The impact upon highway safety is, therefore, considered to be acceptable.

Ecology and Biodiversity

Paragraph 185 a) of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).

Thanet Local Plan Policy SP30 (Biodiversity and Geodiversity Assets) states development proposals will, where appropriate, be required to make a positive contribution to the conservation, enhancement and management of biodiversity and geodiversity assets resulting in a net gain for biodiversity assets. Sites should be assessed for the potential presence of biodiversity assets and protected species. For sites where important biodiversity assets, including protected species and habitats including SPA functional land, or other notable species, may be affected, an ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats. Planning permission will not be granted for development if it results in significant harm to biodiversity and geodiversity assets, which cannot be adequately mitigated or as a last resort compensated for, to the satisfaction of the appropriate authority.

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. This excludes applications for Listed Building Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Development Certificates, householders, self builds, and other types of application which are below the threshold i.e. does not impact a priority habitat and impacts less than 25 sq.m of habitat, or 5m of linear habitats such as hedgerow). BNG was not brought in until April this year, after the date that this application was validated. This proposal is not therefore applicable for Biodiversity Net Gain.

If the development is exempt from BNG, as in this case measures should still be included within the development to enhance biodiversity in the area to comply with policy SP30 of the Thanet Local Plan.

This scheme does not include any enhancements to biodiversity given its constrained limits this would be difficult to achieve, in this case the benefits of providing residential development and a more appropriate street frontage within the Conservation Area is considered to outweigh the lack of enhancement to biodiversity.

Other matters

A condition would also be applied to ensure that the new dwellings would meet the water efficiency standards required by policies QD01 and QD04 of the Thanet Local Plan.

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.

This application requires a Unilateral Undertaking which provides the required financial contribution for the three residential units to mitigate the additional recreational pressure on the SPA area. This has not been submitted to date but the agent/applicant is preparing the document for checking and submission.

Conclusion

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless strong material considerations indicate otherwise.

It is considered that the principle of demolition of the flat roof shop/commercial building and replacement with a three storey building with accommodation in a mansard roof of appropriate design is acceptable. In line with the Conservation Officer, and for the reasons discussed in detail above, the building's design, scale, height and massing are considered appropriate for the site's position within the settlement and within the Conservation Area.

The development would pose no significant material impact on neighbour amenity and would not be detrimental to highway safety.

Conditions can control joinery and material details and ensure that the policies of the local plan are complied with in regard to water efficiency.

Subject to conditions, the design complies with the overarching aims of the NPPF (2023) in regard to design and heritage assets, Policies SP35, SP36, H01, QD02, QD03, QD04, HE02 of the Local Plan.

It is, therefore, recommended that Members defer and delegate the application for up to 6 months subject to safeguarding conditions and the receipt of an appropriate UU to secure the SAMM contribution.

Case Officer

Gillian Daws

TITLE: F/TH/24/0165

Project 4A Broad Street RAMSGATE Kent CT11 8NQ

Scale:

