

**A02**

**F/TH/24/1267**

**PROPOSAL:** Alterations to ground floor, including insertion of 2no. doors, installation of new signage to shopfront, erection of timber fence and gates to enclose garden and form bin store at rear, increase in height of existing brick parapet wall and application of external render (Retrospective)

**LOCATION:** 240 - 242 Northdown Road Margate Kent CT9 2QA

**WARD:** Cliftonville West

**AGENT:** Mrs Claire Langridge

**APPLICANT:** Bright Start Nursery

**RECOMMENDATION:** Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 02 Rev B received 25 November 2024.

**GROUND;**

To secure the proper development of the area.

**SITE, LOCATION AND DESCRIPTION**

The site is located within Northdown Road, a District Centre within the Conservation Area. The building has a corner plot, with a commercial use at ground floor and residential dwellings on the upper floors. The site lies adjacent to commercial uses within Northdown Road. To the rear of the site in Prices Avenue are residential uses.

**RELEVANT PLANNING HISTORY**

F/TH/19/1226 - Change of use of existing outbuildings to 2no. two storey dwellings, with associated parking and bin/cycle store, and change of use of upper floors to offices, together with alterations to shopfronts. Granted 13 March 2020

F/TH/16/1290 - Change of use and conversion of part ground floor and upper floors of existing building to 7no. Self-contained flats and storage outbuilding to 2no. Dwellings; erection of 1no. 3-storey dwelling to rear; alterations to shopfront and provision of parking/amenity space associated with residential development. Granted 22nd May 2017

## PROPOSED DEVELOPMENT

This is a retrospective application for alterations to ground floor, including insertion of 2no. doors, installation of new signage to shopfront, erection of timber fence and gates to enclose garden and form bin store at rear, increase in height of existing brick parapet wall and application of external render.

The addition of illuminated signage to the Northdown Road elevation and the application of vinyl signs to the windows around the property has been included in this application, however an application for advertisement consent is required for these adverts and therefore cannot be considered as part of this application.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan**

SP35 - Quality Development  
SP37 - Climate Change  
SP44 - Accessible Locations  
HE02 - Development in Conservation Areas  
GI06 - Landscaping and Green Infrastructure  
SE05 - Air Quality  
QD01 - Sustainable Design  
QD02 - General Design Principles  
QD03 - Living Conditions  
TP03 - Cycling  
TP06 - Car Parking

### **Cliftonville Development Plan Document**

CV5 - Cycle parking provision

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper.

None received

## CONSULTATIONS

**TDC Conservation Officer** - Whilst I have no concerns with the majority of the works undertaken, I am not in favour of the erection of internally lit lettering to the fascia on the front elevation, which I would expect to be externally lit within the Conservation Area. Nevertheless, as this element can be addressed separately under the accompanying Advertisement Consent ref: A/TH/24/1336, I raise no objections to the remaining works described within the application.

## COMMENTS

This application is brought before members as the applicant is an elected member (Cllr Rattigan).

### **Principle**

The site comprises an existing building containing both residential and commercial development located within the urban confines of Margate. The principle of extensions and alterations to an existing building is considered acceptable subject to all other material considerations.

### **Character and Appearance**

The site is located within the Northdown Road 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.

Paragraph 135 of the National Planning Policy Framework (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 SP36 of the Thanet Local Plan 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.

Policy SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design.

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.

One door has been inserted in the Northdown Road elevation and one has been inserted in the Prices Avenue elevation. Whilst these doors are visible from the public realm they have not significantly altered the form of the shopfront and are not considered to be highly prominent.

Timber fencing and gates have been erected at the rear of the site. Whilst this is visible from the public realm it is not dissimilar in scale to the brick wall at the rear boundary and is therefore not considered to result in any significant harm to the character and appearance of the area.

The parapet wall around the single storey rear projection has been increased in height through the addition of new brickwork. Whilst this addition is visible from the public realm and that the new brickwork does appear different in colour, this brickwork would weather over time and is not considered to be incongruous or so prominent that it would diminish the character or appearance of the conservation area.

Render has been applied to the first floor rear elevation. Glimpses of this section of the building are visible from the public realm, however given the increased height of the parapet wall and the variety of materials around the building, this alteration is not considered to be highly prominent or harmful to the character and appearance of the area.

It is therefore considered that whilst this development has resulted in visible alterations to the building, these changes are not considered to be harmful to the character and appearance of the area, in line with policies HE02 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

## **Living Conditions**

The alterations included within this development do not change the footprint of the building and the additional openings are all located within the ground floor.

The fencing around the rear of the site enclose an area to the rear of the rear projection. This area was previously open and used as a parking area. The fencing is set away from the neighbouring properties and given its height and location is not considered to result in any significant loss of light or sense of enclosure to the neighbouring dwellings.

The insertion of doors within the ground floor and the application of render would not significantly alter the scale of arrangement of the building and is therefore not considered to result in any significant harm to the living conditions of the neighbouring property occupiers.

The extension to the parapet wall at the rear of the site has increased the height of this section of the building by a maximum of 0.4m. This is not considered to be a significant increase in the height of the building and given the location of this section, away from the

boundaries with the neighbouring properties, this alteration is not considered to result in any significant loss of light or sense of enclosure to the neighbouring properties.

In light of the above this development is not considered to result in any significant harm to the living conditions of the neighbouring property occupiers, in line with policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

### **Transportation**

The site is in a highly sustainable location, on Northdown Road which has numerous local facilities and public transport links. This proposal does not significantly increase the amount of accommodation or alter the approved uses on the site. This development removes the parking area that was previously accessed from Prices Avenue and included as part of the previous permissions for the site. A narrow parking area remains at the rear of the site which appears to provide parking for two vehicles in tandem arrangement. On street parking is subject to restrictions on Northdown Road and the part of Prices Avenue immediately adjacent to the site and unrestricted to the south. Given the established uses on the site and its location, the removal and alteration to the parking areas at the rear of the site is not considered to result in a significant increase in demand for on street parking or harm to highway safety.

### **Biodiversity**

The site is located within the urban confines of Margate and this proposal does not significantly alter the arrangement or uses of the site. This proposal is therefore not considered to result in any harm to biodiversity in the area.

### **Conclusion**

Whilst the alterations included in this application have resulted in a number of changes to the building and the surrounding site, the alterations are considered minor in nature and not considered to result in any significant harm to the character and appearance of the area, living conditions of the neighbouring property occupiers, highway safety or biodiversity. It is therefore recommended that this application is approved.

### **Case Officer**

Duncan Fitt

TITLE:

F/TH/24/1267

Project

240 - 242 Northdown Road Margate Kent CT9 2QA

