

- a) **DOV/18/00751 – Full application for the erection of two semi detached dwellings with associated parking**

Land at 5 & 6 Woodside Close, Kearsney

Reason for report: Number of contrary views.

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policies and Guidance**

Core Strategy (CS) Policies

- CP1 identifies Dover (including the built-up parts of the parishes of River, Temple Ewell and Whitfield) as a Secondary Regional Centre suitable for major focus for development in the District.
- DM1 - Development will be permitted within the settlement boundaries
- DM11 - Development that would generate high levels of travel will only be permitted within the urban areas in locations that are, or can be made to be, well served by a range of means of transport.
- DM13 – parking provision should be design-led, based upon an area's characteristics, the nature of the development and design objectives.

National Planning Policy Framework (NPPF)

- NPPF – Section 12 seeks to achieve well designed places. Paragraph 127 is particularly relevant as it seeks to ensure developments function well and add to the overall quality of the area, are visually attractive and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- Section 2 of the NPPF seeks to achieve sustainable development. Paragraph 11 sets out that for decision taking where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.
- Section 5 of the NPPF seeks to ensure the delivery of a sufficient supply of homes. In this respect, the Council does not currently have a 5-year supply of housing sites.

- Paragraph 177 of the NPPF applies in relation to the Thanet Coast SPA.

The Kent Design Guide (KDG)

- The Guide provides criteria and advice on providing well designed development.

d) **Relevant Planning History**

There is no relevant planning history.

e) **Consultee and Third Party Responses**

Parish Council: Concerned with the impact upon wildlife.

Southern Water: No objections, subject to satisfactory connections being applied for and made to the public sewerage system.

Public Representations: There have been 9 objections received from the public consultation exercise. The objections are summarised as follows:

- The proposal would give rise to harm to highway safety.
- The proposal would necessitate the use of a private access and would give rise to inconvenience and inconsiderate parking and turning movements.
- The period of construction would lead to obstructions and inconvenience.
- Not enough information has been submitted to address concerns over the construction of the development on adjacent properties.
- The proposal would increase the problems currently associated with surface water run-off.

A few of the letters that have been received refer to land outside the application site - the loss of garden land to the north of the site; the subsequent impact upon wildlife and the increase in parking and associated vehicular movements in front of Redvers Cottages and Woodside View (Officer comments: This land is shown to be outside the application site, although within the applicants' control and therefore is not under consideration).

A few of the letters raise matters that are private and not in the public interest.

1. **The Site and the Proposal**

- 1.1 The application site falls within the urban boundary of Dover, within Kearsney.

- 1.2 The site is currently occupied by a single building that was last used in connection with No.5 Kearsney Avenue (the nearest house) as a garage/workshop. It is constructed of single skin brickwork under a corrugated sheet roof.
- 1.3 The application land is served by a private access leading from Kearsney Avenue, which is owned and maintained by the residents.
- 1.4 The access serves the application site, but it is understood that the applicants' rights to use the access do not extend further east – beyond the site.
- 1.5 The site rises steeply to the rear of the existing building up to Redvers Cottages and Woodside View to the north.
- 1.6 To the west of the site is a terrace of 5 two storey Victorian cottages. Immediately to the east is a row of lock up garages with an open forecourt. Further east there are a further three dwelling houses – served by the private access.
- 1.7 To the south of Woodside Close the topography of the land falls away and drops down to the access serving the KCC Youth Campsite.
- 1.8 The wider area has an eclectic mix of house types, constructed in different eras, comprising; terraced, semi-detached and detached housing.
- 1.9 The proposed development comprises the erection of a pair of two storey semi-detached houses. The application scheme has been revised since its initial submission to seek to improve the quality of the design and layout. In both dwellinghouses, the accommodation comprises a lounge and kitchen/diner on the ground floor with two bedrooms above. The dwellings are set back from their side boundaries and each dwelling provides access to reasonably sized rear gardens. The dwellings are set back from the private access to accommodate a single car parking space across the width of each plot.

The building (the pair) has a rectangular form, with its main entrance in the front elevation with access to each front door across the front parking bay. The building is finished in yellow facing brickwork on the ground floor, white coloured render on the upper floor and with a gable ended artificial slate roof. The architectural articulation includes a storm porch over the front door, a red brick soldier course across the building, which visually separates the ground and first floor levels, and contains mainly rectangular double glazed fenestration.

2. **Main Issues**

- 2.1 The main issues are:
 - The principle of the development
 - the impact of the proposals on the character and appearance of the area
 - the impact upon residential amenity

- the impact upon highway safety
- The effect on the integrity of the Thanet Coast and Sandwich Bay Special Protection Area

Principle of Development

- 2.2 The proposal has been amended following concerns raised by officers regarding design.
- 2.3 The application site is located in the urban area of Dover, close to all amenities for day to day needs. The location is therefore sufficiently sustainable. It satisfies the requirements of Policy DM1 in that the site falls within the urban boundary.
- 2.4 As such, the principle of development in this location is acceptable, and considered to be in accordance with planning policy.

Character and Appearance

- 2.5 The proposed building (pair of houses) would suit the residential character of the area. The building appears as a cottage-styled pair of dwellings with simply designed elevations and built form, but with some architectural articulation to provide some visual relief and interest.
- 2.6 The design of the building is appropriate to the existing design context; in particular the nearby Victorian cottages (1-5 Woodside Close) to the west with the use of appropriate materials, textures and colours. The dwellings would be visible from public vantage points, but would not be prominent, incongruous or appear out of context in the street scene.
- 2.7 The existing site is previously developed (containing a brick building) and within the urban boundary. It is considered that in the context of the site and the street scene the proposal is sympathetic to local character and would improve the overall quality of the area.

Residential Amenity

- 2.8 The proposed dwellinghouses have similar front and rear building lines to the terraced development to the west; although the front building line is set slightly further back than the adjacent terrace to allow a parking bay to be provided in front of each house.
- 2.9 The proposed houses do not have side windows and the orientation of the proposed houses follow the orientation of the adjacent cottages. This enables views from the rear elevations to be mostly along the rear gardens of adjacent properties and not across them.
- 2.10 The proposed houses are a good distance from those properties to the north (Redvers Cottages and Woodside View). With the significant fall in the topography of the land, the proposed two storey development would not affect or interrupt the outlook from those properties to any material extent.

- 2.11 With regard to the references made to inconvenience that might be caused by cars turning and parking along the access - as this is a private road and the applicants do not have a right to the private access east of the site, this is not a matter that falls to be considered in the public interest.

Highway Safety

- 2.12 The concerns expressed through the public consultation responses are not matters which are controllable by the Highway Authority. The size of the proposed parking bays meets the KCC Guidance for parking spaces, and therefore they would be able to accommodate the parking of a reasonably sized vehicle without the vehicle crossing over or into the private access.

SPA Conservation

- 2.13 Applying a pre-cautionary approach and with the best scientific knowledge in the field, it is not currently possible to discount the potential for housing development within the district, to have an adverse effect on the integrity of the protected SPA and Ramsar sites. Following consultation with Natural England, the identified pathway for such an adverse effect is an increase in recreational activity which causes disturbance, pre-dominantly by dog-walking, to the species which led to the designation of the sites and the integrity of the sites themselves.
- 2.14 The Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy was agreed with Natural England in 2012 and is still considered to be effective in preventing or reducing the harmful effects of housing development on the sites. For proposed housing developments in excess of 14 dwellings the SPA requires the applicant to contribute to the Strategy in accordance with a published schedule. This mitigation comprises several elements, including monitoring and wardening.
- 2.15 Having regard to the proposed mitigation measures and the level of contribution currently acquired from larger developments, it is considered that the proposal would not have an adverse effect on the integrity of the SPA and Ramsar sites. The mitigation measures will ensure that the harmful effects on the designated site, caused by recreational activities from existing and new residents, will be effectively managed.

Overall Conclusion

- 2.16 There is a need for the Council to increase its supply of housing in the District. For a proposal of this scale (two houses) and location (within the urban boundary) the ability to make a small contribution towards the housing requirements should be welcomed unless adverse harm to the public interest can be identified and demonstrated. With the current 5 year deficit in housing land supply, the sufficiently sustainable location of the site and the absence of demonstrable harm caused by the proposal, it is considered that the application should be supported.

g)

Recommendation

- I PERMISSION BE GRANTED, subject to the imposition of the following conditions: i) Standard three years to implement permission; ii) The application to be built in accordance with the approved drawings; iii) the submission of samples of all external finishes for prior approval; iv) the provision of the front parking spaces before the houses are first occupied and permanently retained thereafter; v) the submission of cycle and refuse storage facilities for prior approval; vi) No further openings to be inserted into the upper floors of the dwellings; vii) Removal of permitted development rights for extensions (to the building and roof); viii) Prior approval required for the existing and proposed levels of the site and ground floor thresholds ix) hard and soft landscaping to be submitted for approval.

- II Powers be delegated to the Head of Regeneration and Development to settle any necessary wording in line with the recommendations and as resolved by the Planning Committee.

Case Officer:

Vic Hester