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## PLANNING STATEMENT

Alterations to the existing dwelling and erection of a new dwelling to create a pair of semi-detached 5-bed dwellings.

 11 Ellington Road, Ramsgate, CT11 9SJ

Prepared by **Hume Planning Consultancy Ltd.**

On Behalf of Lewknor Lodge Ltd and Lewknor House Ltd.

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# 1 INTRODUCTION

- 1.1 This Statement has been prepared to support a detailed planning application for the alterations to the existing property and the erection of a new dwelling to create a pair of semi-detached 5-bed dwellings at 11 Ellington Road, Ramsgate.
- 1.2 This Statement sets out the design approach and justification for the proposals in the context of the adopted Thanet Local Plan to 2031 and National Planning Policy Framework (NPPF, 2019).
- 1.3 Further to the evaluation of the site, its context and relevant material considerations as set out within this statement, it is concluded that the proposal represents a sustainable form of residential infill development that is appropriate to its setting and compatible with neighbouring buildings and spaces. It is concluded that taking all matters into account and in accordance with the presumption in favour of sustainable development expressed in the NPPF, the proposal is acceptable in planning terms.

## 2 SITE DESCRIPTION

- 2.1 The site measures approximately 680sqm in area and sits within the built confines of Ramsgate and comprises a detached 5 bedroom property located off the south-western side of Ellington Road and a large area of hardstanding to the south-east of the plot.
- 2.2 No.11 Ellington Road is an attractive, yellow brick building with red brick detailing, a bay window and arched casements. The building is not listed and the site lies outside of the Ramsgate Conservation Area. The building has been extended to the side and rear over the years, with the addition of unattractive conservatory structures to the rear. There is an attached garage adjoining the north-western elevation, with one parking space to the front of the garage accessed off Ellington Road, and a secondary opening at the opposite end of the site.
- 2.3 The site is sandwiched between No.7 and No. 13 Ellington Road which front Ellington Road, a predominantly residential area characterised by a mixture of traditional terraced, semi-detached and detached, two and three storey buildings. The streetscene is dense in nature with limited gaps between development.
- 2.4 There is no related planning history associated with the existing property or the site as a whole.



Figure 2: Photograph of front elevation of No.11 Ellington Road



Figure 3: Photograph of rear elevation of No. 11 Ellington Road



Figure 1: Aerial image of the application site



Figure 4: Photograph of garden looking south-east



Figure 6: Photograph of No.5 and No.7 Ellington Road located to the south-east of the site



Figure 5: Photograph of hardstanding area located in the south-eastern portion of the site, accessed off Ellington Road, and sandwiched between No.7 and No.11 Ellington Road



Figure 7: Photograph of No.13-19 Ellington Road located to the north-west of the site

## 3 PROPOSED DEVELOPMENT

- 3.1 Full planning permission is being sought for the alterations to the existing dwelling and the erection of a new dwelling to create a pair of 5-bed semi-detached dwellings at 11 Ellington Road in Ramsgate.
- 3.2 The new dwelling will adjoin the existing dwelling at No.11 and will be two storey in scale featuring accommodation in the roof. The design of the dwelling takes influence from the character and form of No.11 which comprises a characterful two storey dwelling. It is proposed to finish the new property using materials that are fitting to the surroundings including slate (roof) and brickwork and render (walls).
- 3.3 The two single storey conservatory/sun rooms to the rear are in the process of being removed but additional renovation works and external alterations are proposed to the existing dwelling as part of this application, comprising of the following:
- Insertion of two dormer windows in the roof to the front and rear
  - Removal of single storey garage structure to the side elevation
  - Demolition of side extension and erection of replacement of wall on the south-eastern elevation (to current sitting room)
  - Replacement sash windows at ground floor level to the front and rear
  - Extend the ground floor by 1m to the rear and insertion of doors onto the garden
- 3.4 To the front of each dwelling is an integral refuse and cycles storage facility. Two off-street parking spaces are retained for the existing dwelling at No.11 and the proposed dwelling will be afforded one off-street parking bay, both accessed via existing openings off Ellington Road. Both properties benefit from private rear gardens measuring 20m in length. The development complies with the nationally prescribed space standards (NSS) for residential development (as required by TLP Policy QD04).



Figure 8: Extract from proposed streetscene drawing

## 4 PLANNING POLICY CONSIDERATIONS

- 4.1 In respect of this site the Development Plan for the purposes of S38 (6) of the Planning and Compulsory Purchase Act (2004) comprises the Thanet Local Plan (adopted July 2020).
- 4.2 In addition to the policies of the prevailing development plan there are a number of other policies and standards which are material to the determination of planning applications including the National Planning Policy Framework (NPPF).

### LOCAL PLAN (2020)

- 4.3 There is overarching policy support for residential development located within existing urban settings and settlement confines, such as in this case. The principle of development is compatible with policies at all levels of governance that seek to focus and encourage new residential development to be located within established and sustainable urban locations. To this effect the principles of Policies SP14 (General Housing) and H01 (Housing Development) and the relevant objectives of the NPPF are satisfied by this proposal.
- 4.4 Policy SP29 - Strategic Access Management and Monitoring Plan (SAMM) relates to all residential development coming forward within the District to ensure that the impact of any additional population facilitated by development does not adversely affect the special ecological protection areas around the coast of Thanet. The development commits to a contribution towards the adopted tariff – as referenced within the evaluation of the proposal.
- 4.5 The Development Plan provides for more technical and site centred policies relating to:
- SP30 - Biodiversity and Geodiversity Assets
  - SP35 - Quality Development
  - GI04 - Amenity Green Space and Equipped Play Areas

- QD01 - Sustainable Design
- QD02 - General Design Principles
- QD03 - Living Conditions
- QD04 - Technical Standards
- TP02 – Walking
- TP03 - Cycling
- TP06 - Car Parking

### NATIONAL PLANNING POLICY FRAMEWORK 2019

- 4.6 The NPPF was updated in 2019, and guides development at a national level. Paragraph 8 identifies the three interrelated and overarching objectives that underpin sustainable development, and which need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
  - b) a social objective
  - c) an environmental objective
- 4.7 Paragraph 11 recognises that plans and decisions should apply a presumption in favour of sustainable development. Relevant sections of the NPPF are referenced within the planning evaluation below.
- 4.8 Of particular relevance to this proposal, Chapter 7 relates to good design, stating that proposals should ‘respond to local character and history, and reflect the local identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’.

## 5 PLANNING EVALUATION & OPPORTUNITY

### PRINCIPLE OF DEVELOPMENT

- 5.1 The application site is located within the established urban area of Ramsgate, close to the centre of St Lawrence. The site comprises an existing property at No.11 and an underutilised area of hardstanding to the east.
- 5.2 The proposed redevelopment of the site provides an opportunity for the provision of an additional dwelling on previously developed land in a highly sustainable location, with direct pedestrian access to local shops, services and public transport connections.
- 5.3 Planning law directs that decision-making begins with the Policies of the adopted Development Plan, as set out above. Policy SP01 directs development towards the urban areas of the district, and the provision of residential development on non-allocated land within urban areas is supported by Policy HO1 subject to meeting other relevant TLP Policies. NPPF Paragraphs 68, 117 and 118 also support the efficient use of land within existing settlement confines.
- 5.4 The proposed development represents an infill opportunity within a sustainable location, which would make a modest contribution towards the District's windfall allocation of 2,025 dwellings across the plan period to 2031 (Policy SP13).
- 5.5 It is for these reasons that the proposed development is considered to be acceptable in principle, and it is asserted that it would make a small but meaningful contribution to local housing provision in a highly sustainable and accessible location.

- 5.6 The main considerations for discussion are therefore site centred and can be summarised as follows:

- Design and visual amenity
- Living conditions (existing and prospective)
- Technical considerations - including parking & ecology

### DESIGN & VISUAL AMENITY

- 5.7 Section 12 of the Framework relates to design and states the Government attaches great importance to the design of the built environment stating that good design is a key aspect of sustainable development. This proposed development has been closely underpinned by such principles, as reflected both in this statement and the application drawings as submitted.
- 5.8 The proposals reflect an efficient use of land, through the erection of residential infill development on an area of underutilised hardstanding sandwiched between existing development, wherein the relationship of the site to surrounding built environment has directly informed the proposals, creating a sympathetic pair of semi-detached dwellings.
- 5.9 Policy QD02 of the adopted Local Plan is a general design policy which sets out that the all new development should promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. The proposed development would respond to the existing pattern of residential development,



which is characterised by a mixture of detached, semi-detached and terraced dwellings in a high-density arrangement, and the new dwelling would broadly follow the existing building line and ridge height along this section of Ellington Road.

- 5.10 The new dwelling is set below the existing dwelling at No.11 slightly in order to create a transition to the neighbouring semi-detached dwellings to the south-east. The proposed dormer windows in the roof and bay windows at ground floor are positive features found on surrounding buildings along the road. The external materials and architectural features of the new dwelling would be traditional to ensure that the development melds into the context of surrounding development, whilst having its own unique character to the existing dwelling at No.11.
- 5.11 Moreover, it is asserted that the alterations to the existing dwelling at No.11 would enhance the character and appearance of the building through the external works and general renovations.
- 5.12 The proposed development positively responds to the characteristics of the site and its surroundings and follows the principles of good design that are recognized both within the development plan and within national planning policy and guidance. In line with the above, the submitted application and its accompanying plans and documentation demonstrate clear capacity to deliver a high quality development fully consistent with the requirements of the Thanet District Local Plan 2031, and the design policies of the Framework.



Figure 9: Photograph of rear elevation of No.11 & No.13 Ellington Road

## LIVING CONDITIONS

- 5.13 The NPPF states at paragraph 117 that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings. This is endorsed by Policy QD03 of the adopted Local Plan which seeks to ensure that all new development is compatible with neighbouring buildings and spaces and does not lead to unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 5.14 The existing and proposed dwellings benefit from a good degree of separation from neighbouring gardens to the rear giving the rear garden depths of 20m. The neighbour relationship to No.13 to the north-west will remain largely unchanged, with the removal of the existing rear structures providing a visual improvement and the minimal single-storey rear extension will not extend beyond the neighbouring built form and therefore will not have a detrimental impact on this neighbouring residential occupier.
- 5.15 The erection of an infill dwelling in the south-eastern portion of the site will bring the built form closer to the side boundary and the neighbouring development at No.7. This would result in a separation distance of 2.3m between these two elevations, this amount of separation is evident elsewhere along Ellington due to the tight grain of development, where there are gaps between neighbouring dwellings of only 1-1.5m within the immediate vicinity. No.7 appears to have three small windows on its flanking elevation however they look to be secondary windows and at least one of them is obscure glazed therefore the impact of loss of light and outlook is considered to be minimal and recreates a similar relationship in the built form to surrounding development.
- 5.16 The residential dwellings comply with the national spaces standards and provide future residents with a good standard of amenity and would satisfy the requirements of Policy QD03, including storage for refuse/recycling and cycle parking and external

amenity space (also in accordance with Policy GI04). The erection of the new dwelling to create a pair of semi-detached dwellings will result in the loss of four windows on its side elevation however these are either served by additional windows or new windows will be inserted to serve the rooms where necessary.

- 5.17 As such it is submitted that the proposed development can be accommodated within the site without compromising the residential amenity standards of existing residents; and would provide future residents of the development with a good standard of amenity.



Figure 10: Photograph of flanking elevation of No.7 Ellington Road



Figure 11: Photograph of rear of the application site and No.7 Ellington Road

## ACCESS & PARKING

- 5.18 Paragraph 109 of the NPPF states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.
- 5.19 The site is located within urban confines with direct and sustainable access to the full range of services, amenities and public transport connections within Ramsgate – including regular bus and train services. The proposals include secure cycle storage for each of the dwellings, further facilitating the choice of sustainable transport modes.
- 5.20 Notwithstanding the above, the proposals include the provision of a single parking space to serve the new dwelling and two parking spaces to serve the existing dwelling at No.11. These parking spaces will be via the existing entrances located towards the western and eastern site boundaries off Ellington Road. For the above reasons, it is submitted that the development is acceptable with regard to highway and parking requirements.

## ECOLOGY

- 5.22 The site consists of well-maintained garden land associated with No.11 Ellington Road and an area of hardstanding, therefore the proposals will not result in ecological harm and there is an opportunity to improve on-site biodiversity via additional planting.
- 5.23 It is recognised that the proposal includes new housing within the 6km zone of influence for the Thanet Coast and Sandwich Bay SPA and Ramsar Sites. Consideration will need to be made by the LPA to ensure that the proposals adhere to the agreed approach within the North Kent Strategic Access Management and Monitoring Strategy (SAMMS) to mitigate for additional recreational impacts and that suitable measures are in place to secure appropriate mitigation. This requirement is addressed by Policy SP29. The development commits to a contribution towards the adopted tariff in this regard.

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## 6 CONCLUSION

- 6.1 For the reasons set out within this Statement, it is asserted that the site represents an underutilised site within an established residential area in Ramsgate. Residential development of this infill site, to provide sustainably located housing, represents a sustainable and efficient use of this site and is compliant with the prevailing Development Plan and NPPF objectives in this regard.
- 6.2 The design evolution of the development has drawn influence from the form, character and siting of the existing development at No.11 and the adjacent development along Ellington Road, to provide a sympathetic form and scale of development that compliments its setting. The proposals also offer the opportunity to enhance the existing dwelling at the site through the proposed internal and external alterations.
- 6.3 The development has responded to neighbouring buildings and spaces to ensure that the residential amenity of existing and future occupants is safeguarded to an acceptable degree and that the development is compliant with relevant housing standards and access to private amenity space.
- 6.4 The application commits to contribute towards the adopted SAMMS mitigation strategy - a legal agreement will provide a binding commitment to this effect.
- 6.5 Taking the above matters into account it is asserted that the proposed development represents a highly sustainable form of development, contributing positively to the District's housing supply which is compatible with national and local planning policy objectives, standards and requirements. On this basis, it is respectfully requested that planning permission should be granted.