

PLANNING STATEMENT

Householder Planning Application for a first-floor extension, a terrace over the east end of the existing dwelling (following removal of the roof) and a two-storey side (west) extension



On behalf of
Merit Homes

Lee Evans Planning Ref: 9238A

March 2024

Full Planning Application

At
2 Dolphin Close, Broadstairs, Kent, CT10 3LQ

<i>Client</i>	<i>Merit Homes</i>
<i>Determining Authority</i>	<i>Thanet District Council</i>
<i>Prepared by</i>	<i>Lee Evans Partnership</i>
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<i>Date</i>	<i>March 2024</i>
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I. INTRODUCTION

I.1 Lee Evans Partnership LLP has been commissioned by Merit Homes to prepare and submit an application for 'Householder Planning Application for a first-floor extension, a terrace over the east end of the existing dwelling (following removal of the roof) and a two-storey side (west) extension' at No.2 Dolphin Close.

I.2 This Planning Statement outlines the site context, planning policy considerations and the merits of the proposal. It assesses the proposed development against the development plan for the District, with due regard to relevant material considerations including the National Planning Policy Framework (NPPF) and planning history.

I.3 The application comprises the following documents:

- The relevant application forms
- This planning Statement (the present document)
- Design & Access Statement
- Site Location and Existing/Proposed Block Plans, Floor Plans and Elevations

I.4 This statement is structured around the following chapters:

- **Section 2** provides details of the application site

- **Section 3** of this Statement describes the planning history

- **Section 4** provides a description of the proposed development

- **Section 5** considers the planning policy framework and identifies the relevant national and local planning policy considerations and guidance in relation to the development.

- **Section 6** provides an assessment of the proposal

I.5 This statement concludes that the proposed development would satisfy the relevant development plan policies for the district, and aligns with the guidance of the NPPF.

I.6 It is respectfully requested that planning permission be granted.

2. APPLICATION SITE

Site Description

- 2.1. The application site features one detached bungalow located on a spacious corner plot between Percy Avenue, Marine Drive and Dolphin Close. The property includes a detached garage, off-road parking for one vehicle and front, side and rear gardens.
- 2.2. The site is located approximately 2.7 miles from Broadstairs train station and 3.6 miles to Margate train station, which provide links to numerous main urban areas including Canterbury and Ashford, as well as high-speed Links to London.
- 2.3. The surrounding built environment is predominantly residential, though there are occasional commercial/hospitality businesses including the Botany Bay Hotel. To the North of the Site is public open space and a public footpath that leads to Botany Bay. To the South and West are residential areas and to the East is the Botany Bay Hotel.



Figure I - Site Location

Planning Policy Designations

- 2.4. For completeness, it is acknowledged that the site does not contain, nor does it sit within the setting of, any listed heritage assets.
- 2.5. The application site is not subject to further planning designations.

3. PLANNING HISTORY

- 3.1. Whilst the application site has a limited planning history, it is noted that the property adjacent to No.2 Dolphin Close, known as 'Barracuda', was granted planning permission under application F/TH/20/0606 for 'the erection of a two- storey 3-bed detached dwelling following demolition of an existing dwelling.'
- 3.2. The development has now been completed, and a photograph of the new dwelling is provided below.



Figure 2- Photograph of Barracuda

- 3.3. It is noted that the case officer's assessment for that application stated as follows on the matters of principle of development and character/appearance respectively:

The site lies within the urban confines, in a sustainable location, and currently comprises a single storey dwelling, fronting Marine Drive with vehicular access. The site, therefore, comprises previously developed land.

The principle of residential development on the site accords with Policy H01 of the Thanet Local Plan and aims of paragraph 118 of the National Planning Policy Framework and is acceptable subject to the detailed consideration of all other material issues including the impact upon the character and appearance of the area, living conditions of neighbouring and future property occupiers and highways matters.

Given the site's location a two storey replacement dwelling is acceptable. The dwelling is oriented in such a way that optimises the sites triangular shape, but maintains an acceptable degree of space but distance to the boundary or having a single storey element to the side boundary.

The scale, mass, design, of the two storey would result in a visually interesting dwelling that would not be of detriment to the area. The proposed dwelling also optimises views out to sea and does not cause unacceptable detriment to neighbour amenity.

4. THE PROPOSED DEVELOPMENT

4.1. A Design and Access Statement accompanies this application and provides a detailed review of the design ethos and the proposed development. The below provides an overview.

4.2. As previously discussed, the application site is located on the corner of Percy Avenue, Marine Drive and Dolphin Close. It offers unique views of Botany Bay and the extended coastline.

4.3. The proposed development would provide occupants of the dwelling with enhanced views of Botany Bay and the coastline whilst paying due consideration to neighbour amenity.

Layout, Appearance and Scale

4.4. As discussed, the proposals comprise of a first-floor extension, a terrace at first floor over the east end of the building (following removal of the roof) and a two-storey side extension (to the west). The development would remove the existing pitched roof in its entirety, replacing it with a mix of new pitched roof, flat roof and roof terrace. The sunroom to the rear of the existing dwelling would be demolished.

4.5. The proposed extensions would alter the current internal configuration of the house by moving away from ground floor living and accommodation to provide living spaces at first floor. This elevated position would make full use of the views offered by the position of the dwelling.

4.6. Bedrooms (and associated rooms), would be located at ground floor and the new first floor would provide space for a new kitchen, dining room, pantry, WC and lounge with an external terrace.

4.7. The two-storey side extension would be located on the west elevation and be finished with a flat roof. This and the terrace would maximise views of Botany Bay and the surrounding coastline.

4.8. The terrace would feature a wraparound glass balustrade to the north east corner to ensure views are directed towards Botany Bay and reduce the sense of outward views over Dolphin Close.

4.9. This frameless wraparound has been incorporated into the corner of the proposal to create the appearance, from the front, of a window/opening.

4.10. The first-floor extension would be partially finished with a pitched roof to match the existing structure, whilst the two-storey extension will comprise of a flat roof to reduce the impression of massing. This extension would incorporate a carport underneath.

4.11. The existing building and extensions would be finished in materials and fenestration to give a more contemporary aesthetic. The first-floor sections of the resulting building would be finished with white horizontal weatherboarding and the pitched roof would be slate. The ground floor elevations would be finished in a grey render over the existing brickwork.



Figure 3 - Proposed visualisation of the dwelling

Access and Parking

4.12. Currently, access to the property is provided off Percy Avenue, with off-road parking and an attached garage. The proposal would remove the existing garage and replace it in the same location with an integral car

port. The driveway would remain and thus off-road parking for two vehicles would be retained.

- 4.13. No.2 Dolphin Close is within close proximity to regular bus services, railway stations and the site is easily accessible by foot.

Sustainability

- 4.14. The elements of refurbishment of the existing dwelling will be fitted with high energy/water efficiency fixtures where possible whilst the elements of new build will incorporate high performance insulation, window and door fittings and energy use.

- 4.15. Electric vehicle charging points will be considered by the applicant during construction.

Drainage

- 4.16. The use of a foul sewer system is the preferred option for the disposal of foul water in all cases. The proposal is to connect to existing foul water drainage serving the property.

- 4.17. Southern Water will be contacted by the applicant in due course, to ensure that sufficient capacity exists in that system to accommodate the proposed development.

5. PLANNING POLICY

- 5.1. Decisions on planning applications must be made in accordance with the policies of the development plan unless material considerations indicate otherwise. Here, the development plan for the purposes of S38(6) of the Planning and Compulsory Purchase Act (2004) comprises the Thanet District Council Local Plan.
- 5.2. There are a number of other material planning considerations relevant to determination of this proposal, including the National Planning Policy Framework (NPPF) and Local planning documents.
- 5.3. It is considered that the following local and national policy considerations will be most relevant to the determination of this application.

Thanet District Council Local Plan 2020

- 5.4. **POLICY SPI- Spatial Strategy – Housing** – this policy seeks to focus new housing development in Thanet within the urban areas, which this site is.
- 5.5. **POLICY SP28- Protection of the International and European Designated Sites**
- 5.6. **POLICY SP29- Strategic Access Management and Monitoring Plan (SAMM)**
- 5.7. **POLICY SP35- Quality Development** – requires new development to be of a high quality and inclusive design as set out in Policies QD01 and QD02 (see below).
- 5.8. **POLICY HOI- Housing Development** – states that permission for new housing will be granted on non-allocated sites within the urban area confines, subject to other relevant Local Plan policies.
- 5.9. **POLICY QD01- Sustainable Design** – this policy applies to new buildings and conversions of existing buildings, neither of which are proposed here.

- 5.10. **POLICY QD02- General Design principles** - notes new development must reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. Development must:

- Relate to the surrounding development, form and layout and strengthen links to the adjacent areas.
- Be well designed, respect and enhance the character of the area.

- 5.11. **POLICY QD03- Living Conditions** – a criteria-based policy which notes all development should: be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.

- Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD4.
- Residential development should include the provision of shared external amenity space/play space, where possible.

- 5.12. **POLICY QD04- Technical Standards** – this policy requires new development to accord with new technical standards, in relation to minimum sizes of internal spaces and water efficiency, which this scheme will deliver.

- 5.13. **POLICY TP03- Cycling-** New residential development would be expected to provide secure facilities for the parking and storage of cycles.

- 5.14. **POLICY TP06- Car Parking-** Proposals for development will be expected to make satisfactory provision for the parking of vehicles, noted as Kent Design Review: Interim Guidance Note 3 - Residential Parking. The Guidance Note states that dwellings comprising 4no. bedrooms should provide a **maximum** of 3no. parking spaces.

Broadstairs & St Peter's Neighbourhood Development Plan 2023

- 5.15. **BDP-9 – Design** – notes development should enhance and conserve the local distinctiveness by demonstrating high quality design which both responds to and respects the distinctive character of Broadstairs and St Peter's.

National Planning Policy Framework (NPPF) (2023)

- 5.16. The NPPF is a material consideration in assessment of this application. The NPPF was updated in December 2023 and revised paragraph numbers are referred as relevant.
- 5.17. **Paragraph 2** advises that the NPPF is a material consideration in planning decisions.
- 5.18. **Section 2** considers the meaning and role of sustainable development and how planning can help to achieve it. Paragraph 7 outlines that “the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.
- 5.19. **Chapter 12** refers to the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 5.20. **Paragraph 131** states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.21. **Paragraph 135** sets out expectations for development to function well and add to the overall quality of the area, not just for the short term over the lifetime of the development; to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; to be sympathetic to local character and history, including the surrounding built

environment and landscape setting, while not preventing or discouraging appropriate innovation or change such as increased densities. Additionally, this paragraph requires development to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials, to create attractive, welcoming and distinctive places to live, work and visit. Development should create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.

- 5.22. **Paragraph 139** of the Framework states that development that is not well designed should be refused. Conversely, significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

6. PLANNING CONSIDERATIONS

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2. Having regard to the relevant policy provisions and other material considerations, we consider at this stage that the principal issues relevant to the determination of this application will be;
- The principle of development;
 - The design of the proposal, with reference to visual impact/amenity;
 - The impact upon neighbouring residential properties;
 - Living conditions; and
 - Matters of Highways and Parking

Principle of Development

- 6.3. The site is located within the Urban confines, in a sustainable location, and currently comprises of a single storey dwelling, fronting Marine Drive with vehicular access off Percy Avenue. The site is considered to be previously developed land.
- 6.4. The proposed development would involve the retention of most of the existing building but would require partial demolition to enable the extension works.
- 6.5. The proposed residential development on the site aligns with Policy H01 of the Thanet Local Plan and the objectives outlined in paragraph 118 of the National Planning Policy Framework. It is submitted that in this regard the principle of development is in line with adopted policy subject to other relevant matters, as discussed below.

Design Matters

- 6.6. The primary policies relating to design matters are policies SP35 and QD02 of the Local Plan and Policy BDP9 of the Broadstairs and St Peters Neighbourhood Plan.
- 6.7. Policy QD02 deals with general design principles, identifying that proposals would be expected to follow the key design principles. We have set out the criteria of each policy below with commentary on how the proposal is compliant beneath each one:
- POLICY QD02- General Design principles- notes new development must reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. Development must:
- **Relate to the surrounding development, form and layout and strengthen links to the adjacent areas.** The proposed extensions would impart a contemporary appearance to the existing dwelling overall. However, it is important to note that while the dwellings within Dolphin Close maintain a uniform character, those along Marine Drive have a more contemporary appearance. This is illustrated by Barracuda, situated at the junction/corner between Marine Drive and Dolphin Close. The form, massing and scale of the proposed development is consistent with the prevailing built form in the area, which is made up of attached and semi-detached single and two-storey buildings.
 - **Be well designed, respect and enhance the character of the area.** The proposed first-floor extension would have a pitched roof to match the existing roof on the dwelling and other more traditional roofs in the vicinity. The single-story side extension would be a flat roof. As a result, the design serves to break up the overall massing of the building, thus reducing the overall visual impact. As such it is submitted that the proposed development would respect the character of the area whilst introducing elements of more contemporary design, of which there are examples in the immediate area.
- 6.8. **Policy SP35 requires new development to be of a high quality and inclusive design as set out in policies QD01 and QD02.**

6.9. While the proposal does not entail the construction of a new dwelling, it would lead to the creation of a larger and more contemporary residence. Careful consideration, as mentioned above, has been given to ensuring that the proposed extensions complement the existing street scene and respect existing building scales and roof lines. This is achieved by utilizing materials such as white weatherboarding, grey render, and a slate roof. These materials are already employed within the broader street context, as seen on The Botany Bay Hotel and Barracuda.

6.10. **Policy BDP9 of the Broadstairs and St Peters Neighbourhood Plan notes development should enhance and conserve the local distinctiveness by demonstrating high quality design which both responds and respects the distinctive character of Broadstairs and St Peter's. This should be reflected by the following:**

- **Existing external materials and finishes in the immediate area;** *As mentioned previously, the proposed development would feature slate roofing, white weatherboarding, and grey render over existing brickwork. These materials would not be a new introduction to the area and can be found on nearby properties, such as The Botany Bay Public House and Barracuda.*
- **The size and scale of existing buildings in the immediate area.;** *The proposed development is of two-storey with elements of pitched and flat roofs, which reflect upon the appearances of nearby dwellings.*
- **Fenestration of existing buildings and the prevailing architectural style;** *Marine Drive is currently built up of a mixture of architectural styles with there being some contemporary properties with some featuring single storey and two storey buildings. Conclusively there is no dominant architectural style within the area.*

Neighbour and Amenity Impacts

6.11. **POLICY QD03 is a criteria-based policy and notes all development should: be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.**

6.12. Given that the extension would alter the dwelling from a bungalow to a two-storey development consideration has been given to the neighbouring property to the rear at no.178 Percy Avenue. As a result, the proposed two-storey side extension has been positioned to align with the front and rear elevations of no.178, as is the relationship between dwellings on Percy Avenue generally and on most traditional streets. This ensures that impacts of overbearing and overshadowing from adjacent facades isn't experienced in neighbour properties.

6.13. Furthermore, the internal layout of the dwelling, and placement of windows particularly at first floor, has been arranged so as not to lead to opportunities for direct overlooking of neighbours. The design primarily focuses on enhancing existing views of Botany Bay; the majority of the openings are to the North Elevation with only one high level window facing south. That south facing window looks towards the public realm on Dolphin Close and thus will not impact upon neighbouring private space.

6.14. On the north west elevation there would be one opening on the first floor, however, this would look directly onto Percy Avenue and avoid any concerns of overlooking into the neighbouring property at no.178 Percy Avenue.

Living Conditions

6.15. 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). This reflects upon Paragraph 127 of the National Planning Policy Framework, which requires development to provide a high standard of amenity for existing and future users. All windows serving primary habitable rooms are required to provide an acceptable level of outlook, natural light and ventilation. It is submitted that the proposals would deliver on these criteria, meeting the described space standards and providing for comfortable living conditions in terms of the overall floor space and window provision to habitable rooms.

6.16. Space for outdoor living/play is provided in the associated garden and room for refuse storage, cycle storage and clothes drying is provided.

Highways and Parking

- 6.17. Policy TP03 requires new residential developments to provide cycle parking. Although this is not a new residential development, the proposed development would include cycle parking within the carport (potentially wall-mounted), or in a store/shed located at the rear of the dwelling.
- 6.18. Proposals for development will be expected to make satisfactory provision for the parking of vehicles, noted as Kent Design Review: Interim Guidance Note 3 - Residential Parking. The Guidance Note states that dwellings comprising 4no. bedrooms should provide a **maximum** of 3no. parking spaces. In this instance there is room for 1no. vehicle in the car port and one further car in the driveway. In light of the maximum parking standards outlined, and the highly sustainable location, it is submitted that this parking provision is acceptable and will encourage alternative means of transport other than the car, and thus is in accordance with development plan policy.

Contributions

- 6.19. The applicant acknowledges the potential impact of new residential development upon the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR. In order to mitigate the potential impacts Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMP)', which provides a mechanism to assess impacts and outline measures by which new development can contribute to the protection of those special areas.
- 6.20. To this end, the applicant hereby commits to financial contributions for use towards the district wide mitigation strategy. The applicant will provide a Unilateral Undertaking, committing to make necessary payments in line with the scale of development proposed, should the Council determine that this is necessary given there is already a dwelling on the site and the proposals are for householder development. This would accord with Policy SP29 of the Local Plan.