

DELEGATED REPORT FORM

REFERENCE NUMBER

F/TH/20/0261

OFFICER INITIALS

EF

SITE

Unit D, East Northdown Business Centre Margate Kent

PROPOSAL

Variation of conditions 2 and 3 of planning approval F/TH/16/1193 for the erection of 3no. horticultural tunnel structures for agricultural use to allow for change in roof design (Block D)

REPRESENTATIONS

Neighbouring occupiers have been notified and a site notice posted. One letter of objection and 32 letters of support have been received.

The concerns relate to the proposed roof material, location of windows, and intended use of the building. Letters of support have been submitted that relate to this application alongside other pending applications, and support the intended use and development of the farm.

CONSULTATIONS

Conservation Officer - Following a review of the proposed application I would like to state that I have no objections and believe there would be a minimal impact to the surrounding conservation area or nearby listed buildings. The proposed change of materiality would still be acceptable within an agricultural environment and therefore is somewhat expected amongst the character of the area.

ANALYSIS

Character and Appearance

The application is a variation of condition application to amend the roof design of the approved horticultural structures.

The buildings are located along the northern and eastern boundaries of the site, adjacent to existing residential development, with limited views of the structures possible from outside of the site.

The site is located within the Conservation Area. The Conservation Officer has been consulted and advises that following a review of the proposed application she has no objections, and believes there would be a minimal impact to the surrounding conservation area or nearby listed buildings. She advises that the proposed change of materiality would

still be acceptable within an agricultural environment and therefore is somewhat expected amongst the character of the area.

Given the limited visual impact of the proposed development, along with the lack of concerns by the Conservation Officer, the impact upon the character and appearance of the area is considered to be acceptable, and in accordance with Policies QD02 and HE02 of the Thanet Local Plan.

Living Conditions

The proposal is to change the roof design and materials. The structures are located along the northern and eastern boundaries of the site, approximately 3m from the boundary with residential occupiers. The site is on a lower ground level than the residential properties, so the bulk of the structure did not previously raise concern, however, the height of the roof and its material was a concern given the limited depth of some neighbouring property gardens that lie adjacent to the development. The previous application approved a dome style roof with clear polythene, so that light could go through the roof and limit the bulky appearance of the roof from the neighbouring properties.

This application seeks to amend the material to a solid material, using steel profile roof sheets. Whilst a change in material to something solid will reduce the light through to the neighbouring properties, the design of the roof is also intended to change to create a monopitch roof, with the lowest point of the roof closest to the neighbouring properties, and the highest point furthest from the neighbours. This change in roof design will reduce the impact upon outlook when compared to the previous scheme as the bulk of the roof closest to the neighbours is reducing. Furthermore, the applicant has advised that the reason for the material changes is that the polythene roofs can often be noisy in the wind, which may cause concerns for the neighbours, and therefore the use of the metal cladding will remove the potential for this noise and disturbance.

In terms of measurements, amended plans have been submitted showing corrected measurements for the building, along with the removal of the windows to the rear. The amended eaves height closest to the neighbours is now 2.8m, the same as previously approved. The roof then increases to a height of 3.7m at the point closest from the neighbours, which is again no higher than the maximum roof height previously approved.

A neighbouring objection was originally submitted raising concerns with the windows, change in roof material and intended use of the units. The amended plans have sought to address some of these concerns through the removal of the rear windows and the reduction in height of the building back to the height previously approved.

On balance, whilst the roof has become more solid, the bulk of the roof has moved away from the neighbouring properties, and therefore the impact upon the living conditions of the neighbouring occupiers is considered to be acceptable, and in accordance with Policy QD03 of the Thanet Local Plan.

RECOMMENDATION

Approve