

Officer Report

Application No.	20/0220/FH/NMA
Site Address	19 FAIRFIELD, ELHAM, CANTERBURY, CT4 6UT
Officer Name	Katy Claw
Proposal	Non material amendment to application Y18/0161/SH (Erection of a first floor front extension and front porch) to remove the full height glazed screen to the south-west wall of the porch and replace with a window at the same height as the living room front window.

Recommendation

Report Number	RD-421396
Recommended Decision	Recommended to be Approved
Recommendation Date	28 April 2020

Report

Performance data:-

Date application valid: 17.02.2020

Applicable target date: 16.03.2020

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? No

If Yes, revised target date:

Is the application being determined after 26 weeks without a PPA or a PEA? No

Planning permission was granted in April 2018 for the erection of a first floor front extension and front porch.

The NMA proposal is to allow for alterations to the side window on the proposed porch, from a full glazed window to smaller window the same height as the living room window.

The proposals are acceptable and offer no substantive change to the form and appearance of the development as originally approved. The alterations to the fenestration at ground floor level would have no significant impacts upon neighbouring or visual amenity.

This decision is based upon the alterations shown drawing number 003a Rev A and 004a Rev A, both dated 13.02.20, received

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and

proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Katy Claw Position: Planning Officer Date: 28.04.2020

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: N/A delegated decision Position: Date:

Suggested Informatives (1)

1

The amendments hereby permitted have been approved on the basis of drawing number 003a Rev A and 004a Rev A, both dated 13.02.2020, received 13.02.2020.