

OFFICERS REPORT

Application No: Y18/0987/FH

Location: Pavilion Court Marine Terrace Folkestone Kent CT20 1QA

Proposal Section 73 application to vary condition 2 (approved plans) of planning application Y17/1195/SH to change the external cladding.

ASSESSMENT

Performance data:-

Date application valid: 06/08/18

Applicable 8/13/16 week target date: 01/10/18

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y

If Yes, revised 8/13/16 week target date: 02/10/18

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE LOCATION

The site is located within the Folkestone sea front area at the bottom of the Road of Remembrance and adjacent to the Hotel Burstin. This area has a mixed use of commercial and residential land uses. The site is adjacent to, but outside of the conservation area to the north and west. There is also a listed building opposite to the south west being the Gran Canaria hotel which is Grade II listed.

The site is flat and consists of a large area of hardstanding, together with a large 4 storey residential apartment building split into two blocks, being the north and south blocks. The building is sited tight to the pavement with parking and amenity areas to the south, north and east. The Hotel Burstin is sited adjacent (east) and is a very large building which dominates the area. The building has predominantly red brick finish elevations within a general character of light coloured render and/or painted elevations.

SITE VISIT

A site visit was carried out on the 28/08/18.

HISTORY

Y17/1195/SH - Installation of new cladding to all external walls. Approved with conditions.

PROPOSAL

This application seeks a variation of condition 2 (approved plans) of application Y17/1195/SH to change the classing from Permwhite calcine Flint on Grey to White Chime by PPG Johnstones Stormshield.

CONSULTATION RESPONSES

Folkestone Town Council - No objection.

PUBLICITY

Neighbour Letters - Expiry 04.09.2018

Site notice - Expiry 18.09.18

Press notice - Expiry 13.09.2018

REPRESENTATIONS

None received.

POLICY

Saved Local Plan Review - SD1, BE1, BE4, BE5, BE8

Shepway Core Strategy Local Plan - SS1, CSD6.

The National Planning Policy Framework

APPRAISAL

The principle issues to be considered in the determination of this application are the visual impact upon the built environment and setting of the conservation area and listed building and the impact upon the amenities of local residents.

VISUAL IMPACT

The building is considered to have little architectural merit and is not a heritage asset being a post war building where it has a flat roof and bare brick wall elevations. It's location is within an area that is dominated by light coloured rendered or stucco elevations where the Burstin Hotel and Marine Terrace both have such elevational external finish. As such with bare brick walls, the building visually stands out and has a negative impact upon the streetscene and the setting of the nearby conservation areas and listed buildings.

As previously considered under application Y17/1195/SH, a rendered finish is considered would improve the appearance of the building and create a fresh, light coloured finish to the elevations instead of the plain brickwalls which would be far more in keeping with the surrounding area and the prevailing external finish. This application seeks to vary the colour previously approved, Flint of Grey to Johnstone's Trade Stormshield - white Silicone Enhanced Render 1.5 in the colour "Antique White" which is a more muted tone. It is considered that this colour would contrast with the strong white colour originally submitted and a more 'muted' tone is considered to be more appropriate with the surrounding buildings and the environment as a strong white tone would get dirty and greyish reasonable quick. The area has a reasonable amount of traffic as all the vehicles going up through the Road of Remembrance to the town centre pass through Marine Terrace and Marine Parade.

As such the change in colour for the render is considered acceptable as it would make a visual improvement to the building and the character of the area and the settings of the conservation area and listed buildings to the west. Therefore in accordance with saved policies SD1, BE1, BE4, BE5 and BE8 of the Local Plan Review, the development is considered visually acceptable.

RESIDENTIAL AMENITIES

The change in colour is not considered to have any adverse impact upon the amenities of residents living nearby or in the flats themselves. In this regard there would be no overlooking or overbearing impacts. In fact this should improve the amenities of residents living at Pavilion Court by improving the thermal insulation. Overall it is therefore considered that the development would safeguard the amenities of residents in accordance with saved Local Plan Review policies SD1 and BE8.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

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: Louise Daniels Position: Senior Planning Officer Date: 01/10/18

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: C Dethier Position: DM Team Leader Date: 8th October 2018