

OFFICERS REPORT

Application No: Y18/0059/NMA

Location: Ingles Meadow Garden Centre Jointon Road Folkestone Kent CT20 2RF

Proposal Non material change to application Y17/0710/SH (Full planning application for the erection of 40no. dwellings with associated access, parking, landscaping and open space) to allow the removal of the approved false chimney and the addition of a brick built chimney to the side (north east) elevation of plot 38 (house type R).

ASSESSMENT

Performance data:-

Date application valid: 31.10.2018

Applicable 4 week target date: 28.11.2018

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

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

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

Planning permission was granted October 2018 for the erection of 40no dwellings with associated access, parking, landscaping and open space.

This application seeks amendments to the approved scheme to allow the removal of the approved false chimney and the addition of a brick built chimney to the side (north east) elevation of plot 38 (house type R).

The approved scheme included a false chimney on the north east side of the dwelling, extending from the front roof slope. The proposed amendment would retain the chimney on the north east side of the dwelling but move it to project from the rear roof slope. The proposed chimney would also include an external chimney stack along the side (north east) elevation. This amendment is sought to allow the installation of a wood burning stove on the ground floor of the dwelling.

The materials of the proposed chimney would be the same and moving it from the front to the rear roof slope is not considered to have a material impact on the appearance of the dwelling. The chimney stack on the side elevation would have a minimal appearance as it would be constructed of the same brickwork as the side elevation and would therefore blend into its setting. The chimney would be approximately 0.2 metres taller than the approved false chimney, however, this increase in height would be very minor in the context of the dwelling. The design and appearance of the proposed alterations are therefore not considered to have a material impact on the appearance of the approved conservatory and would reflect the design of the approved scheme.

In terms of neighbouring amenity, the increase in height of the chimney is not considered to have an impact on the amenity of neighbouring property. The footprint of the building would

not be increased. As such, it is considered that the proposed changes would result in no adverse impact upon neighbouring properties.

It is therefore considered that the proposals are acceptable and constitute a non-material amendment.

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: B Lennon

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

Name: B Lennon Position: Senior Planning Officer Date: 15.11.2018

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: NREQ Position: Date: