

OFFICERS REPORT

Application No: Y16/0598/SH
Location: Allotment Gardens Park Farm Road Folkestone Kent
Proposal Installation of metal storage container

ASSESSMENT

Performance data:-

Date application valid: 08.06.2016
Applicable 8 week target date: 03.08.2016
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

SITE VISIT

Carried out site visit on 11.07.2016
The site and proposals were assessed from the public highway and the key features noted as set out in the report:

SITE

The application site is a large allotment, located on Park Farm Road in the settlement of Folkestone. The site is located at the end of the residential portion of the street, just south of the business park. The site has an approximate area of 2 hectares.

HISTORY

Y04/0784/SH - Erection of a disabled toilet. Approved with conditions

PROPOSAL

This application seeks planning permission for the installation of a metal shipping container on the south side of the allotments. The container would be 3 metres long, 2.4 metres wide and 2.4 metres high. Prior to the determination of the application the container has been installed on the site.

CONSULTATION RESPONSES

Folkestone Town Council - no objection but declared an interest

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 05.07.2016

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL

The main issues to be considered are design and visual impact and the impact on amenities of the neighbouring properties.

The container is sited on the edge of the allotment site, close to the entrance and adjacent to the garage of the neighbouring dwelling, approximately 23 metres from the front boundary of the site. It is considered that while it is visible from a public place, it does not have a significant visual impact in the context of its surroundings due to the proliferation of sheds, greenhouses and other paraphernalia which surround it, as is characteristic of an allotment site, as well as the detached garage of the neighbouring dwelling. In order to further reduce the visual impact of the metal container, it is considered reasonable to request that the container be painted green as this would blend better with the surrounding vegetation, this can be secured by condition.

The proposed metal container is located on the south side of the site which shares a boundary with 60 Park Farm Road which is a residential building with a detached garage. The rear elevation of the metal container would be in line with the rear elevation of this neighbouring garage, and would also be a similar height, albeit slightly higher, as the garage (2.4 metres). As the proposed container is mainly screened by the garage it is considered that the proposed container would have no significant detrimental impact on the amenity enjoyed by this neighbouring property or the adjacent one in Moat Farm Close, such as to justify refusing planning permission.

There were concerns over possible noise disturbance from use of the container. However, following discussions with the Environmental Health department, it is considered that the proposed container would not result in significant noise disturbance to neighbouring properties as it would replace two sheds that have now been removed and therefore would not draw any additional activity than the previous sheds.

As such, it is considered acceptable to grant a temporary permission, to allow the suitability of the container to be re-appraised in the future and to consider the condition of the container, and allowing time for the site users to raise the funds for a more permanent solution for the storage of compost and other allotment related items used by the allotment holders.

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: Beth Lennon

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

Name: Beth Lennon Position: Planning Officer Date: 21.07.2016

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: L Patching Position: Development Manager Date: 03.08.16