

OFFICERS REPORT

Application No: Y16/0761/SH
Location: 13 Sutton Close Folkestone Kent CT19 5LL
Proposal Installation of a bay window on the front elevation

ASSESSMENT

Performance data:-

Date application valid: 04.07.2016

Applicable 8 week target date: 29.08.2016

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 01.08.2016

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 within the settlement of Folkestone, along Sutton Close which is a small cul de sac characterised by detached dwellings. The application property is a detached, yellow brick, two storey dwelling which is of a similar appearance to the surrounding dwellings on Sutton Close. The application property has an integral garage and one bay window on the front elevation. The application site is identified to have archaeological potential and is just outside of the flood zone due to the sites proximity to the Pent Stream.

HISTORY

Y07/0807/SH - Erection of a single storey rear extension. Approved with conditions

PROPOSAL

This application seeks planning permission to convert the existing integral garage to habitable space and install a bay window in the place of the garage door. No evidence can be found of a condition requiring the garage to be retained as parking space; therefore the conversion of the garage does not require planning permission. The bay window would be located on the front elevation of the dwelling and would therefore be considered as a front extension, thereby requiring planning permission. Proposed materials would be facing brick with a lead flat roof and uPVC windows.

CONSULTATION RESPONSES

Folkestone Town Council - no objection subject to neighbours views

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 02.08.2016

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE8

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.

Design and visual impact

The application site, along with all surrounding dwellings on Sutton Close, has one bay window on the front elevation; it is therefore considered that bay windows are part of the existing character of the streetscene. The proposed bay windows would use materials to match the existing bay and would be the same size as existing. It is therefore considered that the proposed bay window would be the same as the existing bay window and would therefore reflect the appearance and character of both the dwelling and the streetscene.

Amenities of neighbouring occupants

The proposed bay would introduce additional windows to the front elevation, however as these would look out onto public space it is considered that these additional windows would result in no additional overlooking into the private amenity space of any of the surrounding dwellings. Due to the small size of the bay window and its location on the application property, it is considered that it would result in no overshadowing or overbearing impact to neighbouring properties.

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: 09.08.2016

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: C Dethier Position: DM Team Leader Date: 25/8/16