

OFFICERS REPORT

Application No: Y16/0791/SH

Location: Flat 6 13 Grimston Avenue Folkestone Kent CT20 2QE

Proposal Installation of replacement uPVC windows throughout, together with installation of enlarged front and rear dormer windows and insertion of side roof light.

ASSESSMENT

Performance data:-

Date application valid: 15.07.16

Applicable 8 week target date: 09.09.16

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

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

SITE VISIT

Carried out site visit on 01.08.16

The site and proposals were assessed from the public highway and the following key features noted as set out in the report below.

SITE

Flat 6, 13 Grimston Avenue, Folkestone, Kent, CT20 2QE - The main house of the application site is a three-storey building which is subdivided into 6 flats. This application relates to Flat 6, which is located at 2nd and 3rd floor levels. The application site is located within the Folkestone Leas & Bayle Conservation Area, Area of Special Character and Folkestone Settlement Boundary.

HISTORY

There is no relevant planning history in relation to this application.

PROPOSAL

This application seeks planning permission for the installation of replacement uPVC windows to front and rear, together with installation of enlarged front and rear dormer windows. The application also includes two replacement uPVC rooflights and the insertion of one new rooflight to the side elevation.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Folkestone Town Council were consulted and raised no objection; minutes of meeting held on 11.08.16.

REPRESENTATIONS

One written representation was received which queried what local policy is in relation to replacement windows and whether a Heritage Statement is required for the application.

PUBLICITY

Neighbours notified by letter. Expiry date 15.08.16

Site notice displayed. Expiry date 22.08.16

Advertised in press. Expiry date 25.08.16

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1, BE1, BE4, BE8 & BE12

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework: Paragraph 17

National Planning Policy Guidance

APPRAISAL

The main issues to be considered are the impact of the proposed changes on the design and visual appearance of the building, the conservation area and the Area of Special Character. The impact of the proposal on the amenity of neighbouring occupiers will also be assessed, particularly in relation to the installation of enlarged dormer windows and insertion of a new rooflight.

The application seeks planning permission for the replacement of painted timber sliding sash windows with uPVC units to front and rear elevations at second floor level. The replacement uPVC windows replicate the vertical sliding sash opening method of the displaced timber windows. The proportions, colour and method of opening of the replacement windows closely resemble the original timber windows and this has minimised the visual impact of the replacement uPVC window units. It is considered that the position of the windows, being at second floor level, will further reduce the visual impact of their proposed replacement. It is considered that the proposed replacement uPVC windows are of high quality with appropriate proportions and will not significantly alter the sheen or appearance of the windows. Furthermore, the structural surround of the window openings maintains the existing 'reveal' of the windows and makes the replacement windows no more prominent than those they replace, as they cannot physically be positioned any differently, as is often seen on poor replacements. As such, it is considered that the most significant alteration to the windows is the change of materials from timber to uPVC. Saved policy BE4(d) seeks to retain materials in a conservation area however despite the loss of timber windows, it is considered that the replacement windows preserve the design of the original windows, as well as having a neutral impact upon the character and appearance of the building. It should be noted that this would not create a precedent for the replacement of existing timber windows to the lower floors of 13 Grimston Avenue, as the high quality of the replacement windows and reduced visual impact of the higher level of the windows subject to this application are key considerations.

The application includes the enlargement of front and rear dormers, replacement of side roof lights and insertion of a new rooflight. The enlarged front and rear dormers proposed would serve bedrooms at third floor level, with the new rooflight to the side elevation serving a utility room at second floor. It is considered that the proposed dormer enlargements are not large in proportion to the existing roof, would reflect those present in neighbouring properties and would not significantly alter the proportions of the building. It is considered that these alterations are acceptable in terms of scale and appearance and as such would not have a significant or detrimental impact on the application site in design terms. It is considered that the proposed enlargement to the front dormer window would not damage the character of the existing building nor would it appear incongruous in the streetscene due to the small scale of the enlargement, in accordance with saved policy BE8(d).

Although the existing timber window frames would be lost and replaced by uPVC equivalents, it is considered that the change of materials and visual impact of the replacement windows would be acceptable. As referenced above, the enlarged dormer windows, which would be 0.5 metres wider than existing, would not have a significant visual impact on the building due to their location at third floor level and given the scale and form of the enlargement, with the box dormer appearance being retained. The proposed replacement side roof lights and new roof light would be set within the slope of the side elevation and would not generally be visible from the public realm. It is therefore considered that the proposal does not have a significant or detrimental impact on the character of the Conservation Area in which the application site is located.

With regard to impact upon the Area of Special Character, saved policy BE12 states that permission will not be granted if the development would harm the existing character of that area, by reason of either a loss of existing vegetation, especially in relation to important skylines, or a greater visual impact of buildings. It is considered that the proposal would not harm the character of this designation due to the nature and scale of the changes proposed which reflect the design and appearance of neighbouring properties. As such, it is considered that the proposal is in accordance with saved policies BE4 and BE12.

With regard to neighbouring amenity, given the location of the enlarged dormers and new roof light, it is considered that additional instances of overlooking or interlooking from the side rooflight would be minimal and would not have a significant or detrimental impact on the amenity of neighbouring occupiers. Views from the existing front and rear dormers are currently available and it is considered that the widening of the dormer windows by 0.5 metres would not significantly increase instances of overlooking. In addition, the front dormer window overlooks the public realm of Grimston Avenue and the amenity space of properties opposite, which is visible from the public realm and is therefore not private amenity space. In addition, to the rear elevation the enlarged dormer window is located over 19 metres from the common boundary with the rear garden of 93 Bouverie Road West. As such, it is considered that the proposal is acceptable in terms of impact on neighbouring amenity and is in accordance with saved policy BE8(e).

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: Alex Kalorkoti

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

Name: Alex Kalorkoti Position: Graduate Planning Officer Date: 06.09.16

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: Ben Geering Position: Head of Planning Date: 130916