

OFFICERS REPORT

Application No: Y16/0883/SH
Location: 96 Sandgate Road Folkestone Kent CT20 2BE
Proposal Installation of replacement shop front

ASSESSMENT

Performance data:-

Date application valid: 10.08.2016
Applicable 8 week target date: 05.10.2016
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 18.08.2016
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 Sandgate Road which forms part of the main high street. The building is a four storey terrace which is split between a commercial premise on the ground floor which is currently empty and residential units on the upper floors. The site is within the Folkestone Leas and Bayle Conservation Area.

HISTORY

Y07/1350/SH - Change of use and conversion of maisonette to two self-contained flats, together with external alterations. Approved with conditions

98/0830/SH - Change of Use from retail (class A1) to estate agency and financial services (class A2). Approved with conditions

PROPOSAL

This application seeks planning permission for a replacement shop front. Proposed materials would be white aluminium frames with glazed panels and a solid overpanel at the top of the shop front.

CONSULTATION RESPONSES

Folkestone Town Council - no response received. Expiry 02.09.2016

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 02.09.2016

Site notice displayed. Expiry 09.09.2016

Advertised in press. Expiry 15.09.2016

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE4 BE8 BE9

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 on the Conservation Area.

Policy BE4 states that the District Planning Authority will seek to retain the materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas. The existing shop front is considered to be of low amenity and poor design with a large fascia board along the top of the shop front. The proposed replacement shop front would decrease the size of this fascia board and introduce more glass, reflecting the design of the shop front at the neighbouring property (94 Sandgate Road). It is therefore considered that these alterations would enhance the appearance of the property and the Conservation Area. The existing shop front is bordered by decorative stone features; these are considered to be an important part of the character of the Conservation Area as they feature on many of the buildings along Sandgate Road, submitted plans show that this feature is to be retained which can also be secured by condition. It is considered that the retention of this decorative stone detailing will preserve the character of the Conservation Area.

Policy BE9 also requires new shop fronts to relate well to the building and to take account of scale and architectural detailing.

Proposed materials are white powder coated aluminium frame with solid overpanels and glazing panels. These are considered to reflect the materials used in the existing and surrounding buildings and are therefore considered acceptable. Details of the proposed door have not been submitted so to ensure the replacement door is acceptable it is considered reasonable to secure that details of the front door are submitted and approved by condition prior to its installation.

The proposed replacement of the shop front is considered to result in no additional overlooking, overshadowing or any detrimental impact on the amenity of neighbouring occupants.

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: 16.09.2016

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: 5/10/16