

OFFICERS REPORT

Application No: Y16/0659/SH

Location: Ground Floor Business Premises 22 Bouverie Road West Folkestone
Kent CT20 2SZ

Proposal Erection of a single storey rear extension together with installation of extraction system.

ASSESSMENT

Performance data:-

Date application valid: 06.10.2016

Applicable 8/13/16 week target date: 01.12.2016

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

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

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

SITE VISIT

Carried out site visit on 13.07.2016

The site and proposals were assessed from the public highway and from the rear of the application site. Key features are noted in the assessment.

SITE

The application site is located within the Folkestone settlement boundary, and it is in the Folkestone Leas & Bayle Conservation Area. It is in an area of central Folkestone characterised by period buildings featuring ground floor business premises with living accommodation above. The application building is a four storey building with its upper floor in the roofspace on the western side of an elegant terrace.

The ground floor commercial area is currently occupied by 'Conchitas' restaurant.

To the rear of the site is a small flat-roofed extension finished in red brick and the rest of the rear amenity area is laid to gravel.

A side access/alley runs to the rear of the site which allows pedestrian access from Christ Church Road.

HISTORY

Y06/1490/SH - Conversion of first, second and third floors from a single residential unit into 3 self-contained flats. Approved with conditions

97/0136/SH - Change of use from retail (Class A1) to take-away restaurant (Class A3) with living accommodation above. Approved with conditions

SH/79/159 - Installation of a shopfront. Approved

PROPOSAL

This application seeks planning permission for the erection of a flat-roofed, single storey rear extension to allow for additional space for the ground floor commercial business.

The proposed extension has been designed in an 'L' shape and measures approximately 7.5m at its longest and 5.6m in width with a maximum height of 3.1m.

The applicant has proposed that the extension be finished in red brick to match the existing extension.

In addition the application proposes the installation of a flue extraction system which will exit the rear of main building and sit along the roof of the proposed extension. The external extraction pipe will be stainless or galvanised steel.

CONSULTATION RESPONSES

Folkestone Town Council offered no objection.

Environmental Health confirmed that they have no objections subject to conditions regarding the flue extraction system.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 21.07.2016

Site notice displayed. Expiry date 28.07.2016

Advertised in press. Expiry date 04.08.2016

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1, BE4, BE8

Shepway Core Strategy Local Plan: DSD, SS3, CSD6

NPPF: Paragraph 12, 23

NPPG

APPRAISAL

Design and visual appearance

The proposed extension is located to the rear of the site and will not be readily visible from a public place or the conservation area, including 'Muddles Passage' to the west of the site. Therefore it is considered that the proposal will have a neutral impact upon the immediate area and wider conservation area.

In terms of design, whilst flat-roofed extensions are discouraged under saved policy BE8 of the SDLPR it is considered that this extension would not be visible from a public place and it will be only be used as an adjunct to the main building, therefore the flat roofed element of the proposed extension would be acceptable in this instance.

The applicant has stated in the application that the extension will be finished in brickwork to match the existing extension however it is considered that a cream painted render to match the host building would be more appropriate.

Amenities of neighbouring occupiers

Having visited the site it is clear that the rear amenity areas to these terraced properties are limited and already appear 'hemmed in' by other buildings and extensions.

The property to the immediate west of the site is No. 24 which was granted planning permission in 2014 for a change of use that also involved the erection of a flat-roofed single

storey rear extension, similar to that proposed under this application. The approved extension to No. 24 is already under construction and

To the immediate east of the site is No. 20 which is currently trading as a hairdresser at ground floor with residential flats above.

Having visited the site and the adjoining properties I am satisfied that all three ground floor units are trading as commercial premises, the existing rear extension to No. 24 will ensure that the proposed extension will not significantly impact upon this ground floor business and all residential accommodation in No. 24 is situated at first floor and above.

With regards to No. 20 it was clear during the visit that the entire ground floor has an open plan layout and therefore loss of light to the rear windows would not be considered to be significantly detrimental in this instance given the large south facing shopfront and the fact that the rear amenity areas are north facing and are bounded at the rear by the side elevation of an adjacent building. It is accepted that light to the rear is already limited and that the proposed extension will not significantly exacerbate the situation. The residential units of No. 20 are also situated at first floor and above and it is considered that the extension will not impact upon light to these residential flats.

On balance it is considered that this proposal does not significantly adversely impact upon neighbouring amenity to such a degree as to warrant a reason for refusal in this instance.

Parking and highways

The site does not offer parking provision for its customers; however it is in a fairly central location, close to the main transport hubs and within walking distance of several long term car parks and other on-street parking facilities. Whilst this proposal will create additional floor space to be used in connection with the commercial premises it is considered that the additional space for patrons is not so significant that it will cause any highway issues and therefore no objections are raised in this regard.

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.

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.

Case Officer:

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

Name: Katy Claw Position: Planning Officer Date: 13.10.2016

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: Ben Geering Position: Head of Planning Date: 18.10.16