

OFFICERS REPORT

Application No: Y16/0680/SH

Location: Pebble Shore (Rodney House) Prospect Road Sandgate Folkestone
Kent CT20 3DG

Proposal Creation of a vehicular access/turning area & garage at bottom of garden

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) ? Y

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

The site and proposals were assessed from the public highway (to the rear) and the key features noted as set out in the report:

SITE

Pebble Shore is located on Prospect Road, with a long garden that backs onto the Sandgate Esplanade. Prospect Road is characterised by tall 2-3 storey dwellings that back onto Sandgate Esplanade and overlook the sea. The fronts of the properties are finished in pale weatherboarding and some also have render. Pebble Shore is a semi-detached, Grade II listed building, finished in white render and a pale off-white weatherboarding.

HISTORY

- SH/75/197 - Approval of reserved matters - Approved
- SH/74/459 - Listed building consent to demolish Rodney/Bower Cottages: Refused
- SH/78/63 - Erect room in roof, listed building consent for removal of cottages: Refused
- SH/80/726 - Construct new vehicle access: Approved (not implemented)
- Y16/0138/PREAPP - Pre-app enquiry regarding replacement glazed extension on Grade II Listed Building.

PROPOSAL

The application seeks planning permission to create a vehicular access/turning area and garage at the bottom of the garden that fronts Sandgate Esplanade. This would involve removing part of the existing wall and excavating the southern end of the garden to create a garage that is set back 6m from the back end of the pavement and an area of hard-standing to be used as vehicular access or a turning area. There would also be a new retaining wall holding back the garden from the proposed turning area.

PUBLICITY

CONSULTATION RESPONSES

Points summarised below:

Listed Building Consultant:

- o The architect produced a drawing to show the scheme as a line drawing only. The scheme is essentially unchanged from the previous proposal.
- o If the scheme were to be granted, the following conditions should be attached to the decision
 1. Details of structural works involved in the formation of the garage and its roof
 2. Details of roof verge and glazed balustrading
 3. Details of paving finish for the new terrace above the garage
 4. Details of the ragstone wall blocks and pointing and coursing technique
 5. Details of garage doors
- o If the scheme can be granted subjected to the conditions then this would require the submission of more detailed technical scheme drawings in due course. For that reason the "drawn flat" drawing 04B describes the proposals in sufficient detail to act as an application drawing for approval.
- o The consultant requires a representation of the proposal seen from Bower Cottage (view from the East).
- o The consultant therefore feels that the scheme should be granted once the extra drawing is received.

Kent Highways and Transportation:

No objections to the application, subject to the following conditions

- 1) Provision of measures to prevent the discharge of surface water from the private drive onto the highway
- 2) Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction
- 3) Provision and permanent retention of the vehicle parking spaces and garage shown on the submitted plans prior to the access hereby permitted being brought into use
- 4) Provision and maintenance of the visibility splays shown on the submitted plans with no obstructions over 0.6 metres above carriageway level within the splays, prior to the access hereby permitted being brought into use
- 5) Provision and maintenance of 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the access hereby permitted being brought into use.

Also requests an informative to ensure the applicant obtains the necessary consent from Kent Highways and Transportation of the vehicle crossing.

Arboricultural Manager

No objections

Sandgate Parish Council

Object - no soil stability survey. This is required under SDS8.

REPRESENTATIONS

7 neighbour objections received. Points summarised below.

- o The site is on the edge of a land slip area - concerns regarding stability and foundations.
- o Concerns over loss of public car parking spaces on the main road.
- o Request the Geotechnical/structural report and the Kent Highways report to better understand the feasibility of having the proposed entrance on the main road.
- o Concern that the proposal goes against the character of the neighbouring dwellings/gardens
- o Concerns development will impact on existing utilities
- o Concerns that the application is very vague and doesn't detail what they will be doing on site.
- o The property already has off road parking and there is sufficient parking in area
- o We were not allowed to build a garage

1 comment received in support of the application. Points summarised below:

- o Fully support this proposal and believe that it could make a positive contribution to the character area.
- o It would be a vast improvement to the concrete wall and unkempt garden that is currently there.

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1, BE1, BE4, BE5, BE8, BE19, TR11.

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework

National Planning Policy Guidance

Sandgate Design Statement

APPRAISAL

The main issues to be considered are design and visual impact and acceptability in the conservation area and on the setting of the Listed Building, the impact on amenities of the neighbouring properties and highway safety and convenience.

Design and Visual Impact

In terms of visual impact, the proposal will be visible from the public highway although the garage will be set back 6m from the back of the pavement on Sandgate Esplanade, reducing its prominence. However, the impact on the character of the street scene will be positive as the proposal would make a vast improvement to the unkempt garden that backs on to Sandgate Esplanade. As such it is considered that the proposal would enhance the special character of the conservation area. The proposal is of a high quality design that has been carefully considered to ensure that it is sympathetic both in terms of its impact on the setting of the listed building but also on the character of the street scene from where it would be more prominent. The incorporation of ragstone walls in to this proposal has ensured that the proposal is sympathetic and in keeping with the character of the listed building and its setting.

The proposed garage and vehicle access/turning area are to be sited within the grounds of a Grade 2 Listed Building and therefore the impact upon the setting of the Listed Building needs to be considered

The garage is to be sited approximately 15m from the main dwelling and it is considered that this space separation is sufficient to ensure that the proposal will not adversely impact upon, or be detrimental to, the setting of the Listed Building. In addition, the proposal is considered to be acceptable to the Listed Building Consultant, subject to conditions.

Given the important status of the application site and the listed status of the main dwelling, all materials will need to be submitted and approved in order to ensure they appear sympathetic in their setting. As such I have recommended a condition requiring materials to be submitted and approved.

Amenities of neighbouring occupants

Pebble Shore is a semi-detached property which is located in close vicinity to other dwellings, therefore the proposal may have an impact on the amenities of neighbouring occupants.

The development would be located at the furthest part of the rear garden which immediately abuts the neighbouring garden of 'Over the Top'. The proposal would result in some overlooking to the furthest part of this neighbouring garden. However it is not considered this would significantly impact on neighbouring amenity as this garden is currently open to public views from Sandgate Esplanade. Also, this is not considered to be the most private part of their garden. It would be set adjacent to the flank wall of the other neighbouring property Rodney House and it is not considered it would result in overshadowing or overlooking to that property.

Concerns have been raised regarding the potential disturbance to neighbouring properties and by the Parish Council regarding excavations and soil stability. The site is within a known area of soil instability. As such, the Council's Building Control Team have been consulted as experts in this area and are content that the proposal can be constructed safely without risk of landslips. As such, they are recommending the standard soil instability condition be applied and do not consider it is necessary to require this information prior to the determination of the application.

Parking and Highways

The proposal offers a garage and new vehicular access. The garage is of a size suitable for parking of a vehicle and is compliant with IGN3 in respect of garage sizes. Kent Highways and Transport have raised no objection to the application and consider the proposal would be safe subject to standard highways conditions. They have also recommended the parking space be conditioned to be retained. Whilst it is not standard practice anymore to consider a garage space as a parking space, on this occasion it is considered appropriate to condition its retention as it would result in the loss of on-street parking on Sandgate Esplanade. Whilst I note comments made by neighbouring residents in respect of loss of parking, on-street parking is not guaranteed and its loss is not considered significant enough in this case to warrant refusal of the application.

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: Elouise Mitchell

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

Name: Position: Date:

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: 2/12/16