

OFFICERS REPORT

Application No: Y17/0083/SH
Location: Apartment 6 21 Eversley Park Folkestone Kent CT20 3FE
Proposal Installation of replacement uPVC windows to flat.

ASSESSMENT

Performance data:-

Date application valid: 01.02.2017

Applicable 8/13/16 week target date: 29.03.2017

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 20.02.2017

The site and proposals were assessed from the public highway and key features are noted in the assessment.

SITE

The application site is part of a former boarding college/school building which was converted to 23 residential apartments. It was built in 1905/06 and is a large Edwardian structure. Due to its age and architectural interest, the building is considered to be a non-designated heritage asset as described in the NPPF. The larger site around the former college also includes new build dwellings within the estate grounds. Access to the development is via a gated entrance from Coolinge Lane but the site is also visible from Eversley Way which is a cul-de-sac located to the north of the site.

HISTORY

Y13/0175/SH - Change of use and conversion of boarding college/school (Class C2) building to form 23 apartments, including alteration and extension of building, erection of associated detached two storey building to provide cycle storage with separate apartment above, erection of 17 two and three storey dwellings on part of college/school playing field with associated access, garages and parking, erection of single and two storey extensions to existing detached lodge building in connection with use as a dwelling, use of part of playing field to provide car parking and playing field areas for Sandgate Primary School and provision of parking and communal garden areas to apartments/dwellings (resubmission of application Y12/0838/SH). Approved with conditions

Y12/0838/SH - Change of use and conversion of boarding college/school (Class C2) building to form 23 apartments, including alteration and extension of building, erection of associated detached two storey building to provide cycle storage with separate apartment above, erection of 18 two and three storey dwellings on part of college/school playing field with associated access, garages and parking, erection of single and two storey extensions to existing detached lodge building in connection with use as a dwelling, use of part of playing field to

provide car parking and playing field areas for Sandgate Primary School and provision of parking and communal garden areas to apartments/dwellings. Refused

PROPOSAL

This application seeks planning permission for replacement UPVC windows (wood grain effect) to apartment 6 which is located within part of the main former college. The existing windows are timber sliding sash and the proposal is to replace these with standard white UPVC tilt and turn windows to the study, en-suite, master bedroom, bathroom and middle bedroom and landing together with standard white UPVC vertical sliders to the lounge. The application proposes 12 replacement windows in total.

CONSULTATION RESPONSES

Folkestone Town Council offered no objection

REPRESENTATIONS

2 representations have been received and are available in full on the planning file. The main points raised are summarised below.

- o Strongly object if new windows are not same type of design as current historical sashes. The developer has spent a lot of time and effort in maintaining the historical features of the building.
- o The leases state that owners and tenants must not change or alter the outside appearance.
- o Are the original windows going to be kept to maintain the aesthetic and nature of the building?

PUBLICITY

Neighbours notified by letter. Expiry date 24.02.2017

RELEVANT POLICIES

Shepway District Local Plan Review (SDLPR): SD1, BE1, BE8

Shepway Core Strategy Local Plan: DSD

NPPF: Paragraph 12, 17, 56, 57, 60, 65, 135

NPPG

APPRAISAL

Design and visual appearance

The host building represents an important landmark of historic (Edwardian) significance in the area and an attractive built form in the urban locality. The existing building due to its height, scale and architectural detailing remains the dominant feature on the site and any unsympathetic alterations need to be resisted.

Saved policy SD1 of the SDLPR - amongst other matters seeks to maintain and improve the character and vitality of the built environment.

Saved policy BE1 of the SDLPR requires a high standard of layout, design and choice of materials for all new development and states that development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height and elevational details. The policy

further states that materials should be sympathetic to those predominating locally in type, colour and texture.

Saved policy BE8 of the SDLPR says that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building.

The more recently published Government guidance in the National Planning Policy Framework 2012 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The document further states that it is, however, proper to seek to promote or reinforce local distinctiveness. The document states that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It further states that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.

There are concerns with the design, lack of detailing, method of opening and profile of these replacement windows. The proposed replacement windows have no horn detailing and the handles that are currently shown on some of the windows are also missing and therefore these are not considered to be good replicas. There is also no indication of whether these windows will sit back in the reveal as per the existing or whether they will sit flush with the front of the wall (the latter would not be acceptable).

Whilst no technical specifications of the window profiles have been submitted it is highly likely that the replacement windows will be significantly bulkier and far less elegant than the existing windows.

Further it is considered that upvc is materially different to timber or wood due to differences in thickness and texture and it is for this reason that upvc windows appear noticeably different from timber/wood. In addition upvc windows have a sheen which is not the case with timber/wood which again also gives them a noticeably different appearance and it is therefore very difficult to achieve the same level of detailing with upvc.

The conversion of the college/school to residential was granted approximately 3 ½ years ago and it is understood that the developer was required to preserve what can be considered an undesignated heritage asset (due to its appearance and significant visual importance in the locality). Any piecemeal changes to existing windows that do not successfully respect the character, appearance and architectural importance of this central landmark building will not be supported as they will start to erode the integrity of the host building.

During the site visit it was noted that none of the existing windows look to be in a poor state of repair.

Amenities of neighbouring occupiers

It is considered that the amenity enjoyed by the occupying neighbours is not adversely affected by this proposal as issues with potential overlooking have not increased.

Comments have been received on this application and it is considered that the points raised have been addressed in this report. It is noted that one of the comments make mention of the leases which apparently state that owners and tenants must not change or alter the outside appearance. This is not a planning consideration and cannot be addressed as part of the planning process.

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 that planning permission should be refused.

Case Officer:

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

Name: Katy Claw Position: Planning Officer Date: 01.03.2017

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: 13/3/17