

OFFICERS REPORT

Application No: Y16/1383/SH

Location: The Priory 2 The Bayle Folkestone Kent CT20 1SQ

Proposal Listed Building Consent for the installation of a pair of tongue and groove gates following removal of modern block wall, modern gate and arched top. Extension to existing right hand pier, together with extension to left hand pier, to include stone pier caps.

ASSESSMENT

Performance data:-

Date application valid: 06.04.2017

Applicable 8/13/16 week target date: 01.06.2017

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 23.01.2017

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

SITE

The Priory is a substantial three storey building located on the corner of The Bayle and Priory Gardens and opposite St Margaret's and St Eanswythe's Church. At the rear of the house there is a rendered garden wall on the East side of Priory Gardens, close against the road, which is the site of the proposed gateway. Beyond it to the South there is a modern garage forecourt associated with a modern house, The Holme. The building is sub-divided up into flats and Flat 1 is located on the ground floor with an entrance directly from the street.

HISTORY

92/0593/SH - Provision of concrete car parking space land rear of The Priory. Refused

93/0685/SH - Provision of a hard-standing and widening of existing entrance land rear of The Priory. Approved with conditions.

93/0731/SH - Listed Building Consent for the provision of a hard-standing and widening of existing entrance land rear of The Priory. Approved with conditions.

PROPOSAL

This application seeks listed building consent for the installation of a pair of tongue and groove gates following removal of modern block wall, modern gate and arched top. The proposal also includes an extension to existing right hand pier, together with extension to left hand pier, to include stone pier caps.

CONSULTATION RESPONSES

Folkestone Town Council supports the application.

Following amended plans the Council's conservation officer raises no objections to the proposal.

REPRESENTATIONS

None received

PUBLICITY

Site notice displayed. Expiry date 14.02.2017

Press notice. Expiry date: 23.02.2017

RELEVANT POLICIES

Shepway District Local Plan Review (SDLPR): SD1, BE5

Shepway Core Strategy Local Plan: DSD

NPPF: Paragraph 132 and 134

NPPG

APPRAISAL

It is apparent that there was formally a double vehicular gate here previously and that the proposal is merely a re-instatement of the former situation and therefore no objections are raised to the installation or design of the gates themselves or to the piers.

The application has been subject to amended plans and the design has been simplified to overcome concerns from the Council's conservation officer.

The amended details received 06.04.2017 are considered to be acceptable and no objections are raised.

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: 12.04.2017

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

