

OFFICERS REPORT

Application No: Y17/0362/SH
Location: 64 Lawrence Court Dover Road Folkestone Kent CT19 6QU
Proposal Replacement double glazed windows to match existing

ASSESSMENT

Performance data:-

Date application valid: 24.03.2017

Applicable 8/13/16 week target date: 19.05.2017

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 24.03.2017

The site and proposals were assessed from on site and the key features noted as set out in the report.

SITE

The application site is a flat within a residential development located within the settlement of Folkestone. The flat is situated on the third floor. The building blocks are three storey buildings subdivided into flats finished with a mixture of facing brickwork and tile hanging. The majority of flats contain the original hard wood casement windows which are dark brown in colour. To the rear of the application site is a railway line.

HISTORY

There is no relevant planning history for this site.

PROPOSAL

This application seeks planning permission for the replacement and installation of five windows - three to the front of the property and two to the rear. The existing windows are brown wood framed with white framing on the inside. The proposed replacement windows would be uPVC brown framed windows with white framing on the inside.

Planning permission is required in this instance as the building is subdivided into flats and therefore does not have permitted development rights.

CONSULTATION RESPONSES

Folkestone Town Council - No objection

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 19.04.2017

Site notice. Expiry 26.04.2017

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE8

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 of the replacement windows in the context of the building and the impact on amenities of the neighbouring properties.

Design and visual impact

Policy BE8 states that alterations to existing buildings should reflect the detailing of the original building. It is considered that the proposed double glazed uPVC windows would replicate the existing windows sufficiently enough in their size and opening style so as not to detract from the overall appearance of the original building. Despite the majority of other flats in Lawrence Court retaining the original hardwood windows, several have been replaced with uPVC. It is therefore considered that the replacement of the existing windows with uPVC would not affect the overall appearance of the original building.

The replacement windows, as stated in the application form, would be brown and white framing, which is the same as the existing windows. It is therefore considered that the replacement windows would sufficiently match the colouring of the existing windows.

The application site is a third floor flat situated within the courtyard of Lawrence Court. As a result of this, it is considered that the windows are not a prominent feature in the streetscene and their replacement with uPVC would not have a significant impact on the appearance or character of the streetscene.

It is considered that there would be no impact on neighbouring amenities as the windows would be similar to the existing in terms of appearance. The proposal does not include the installation of any additional windows and would therefore not create any additional overlooking.

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: I.Hills

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

Name: I.Hills Position: Trainee Planning Officer Date: 17.05.2017

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: David Campbell Position: DM Team Leader Date: 19.05.17