

OFFICERS REPORT

Application No: Y17/0882/SH
Location: 1B Sandgate Road Folkestone Kent CT20 1AL
Proposal Removal of roof window and installation of new dormer window to front roof slope.

ASSESSMENT

Performance data:-

Date application valid: 25.07.2017

Applicable 8/13/16 week target date: 19.09.2017

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

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

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

AGENT Veritas Architectural Services.

APPLICANT J Perry

SITE

The site is No. 1 Sandgate Road located within the centre of Folkestone town and the High Street upon the junction with Sandgate Road, Rendezvous Street and Guildhall Street. This location is within the conservation area, and primary shopping area as identified in the saved Local Plan Review.

The building is a traditional period feature tall three storey building with rooms in the roof that is part of a long terrace situated upon the east side of Sandgate Road. The property has a ground floor retail unit and residential units above.

SITE VISIT

A site visit was carried out on the 10.08.2017 where the site was viewed from the public streetscene of The High Street and Rendezvous Street outside.

PLANNING HISTORY

The most recent is set out below;

Y02/1243/SH - Display of internally illuminated fascia sign and externally illuminated projecting box sign.

PROPOSAL

This application seeks planning permission for the installation of a dormer window in place of a roof window within the front (north facing) roof slope. The dormer window would serve an attic room.

The dormer window would have a width of 1.17 metres and a height of 1.3 metres and constructed in a traditional form with an arched head, natural slate and lead dormer cheeks and a timber sliding sash window.

CONSULTATION RESPONSE

Folkestone Town Council - No objection.

Landscape and Urban Design Officer - No objection

PUBLICITY

Site Notice expiry - 24.08.2017

Press Notice expiry - 31.08.2017

Neighbour letters expiry - 17.08.2017

REPRESENTATIONS

None received

POLICY

Saved Local Plan Review policies - SD1, BE1, BE4, BE8, S3.

Core Strategy Local Plan - DSD, SS1, SS3, CSD6

NPPF: 2012

NPPG: 2016

APPRAISAL

The main issues to be considered in the determination of this application are the visual impact upon the building and wider conservation area and the impact upon the amenities of residents.

VISUAL IMPACT

The site is within the Bayle Conservation Area where special attention should be given to whether the development conserves or enhances the character and appearance of the Conservation Area, as well as the appearance of the building. It is acknowledged that there is a strong character of dormer windows within the terrace.

Concerning the siting, owing to its position in the roof slope at a high level and the acute angles of vision, this would not be highly visible and mainly out of the eye line of the general public below in the street where it is considered would have minimal impact upon the conservation area.

In scale, the dormer is considered small in size and scale and visually subservient where it would not dominate the roof slope or appear unduly large and top heavy. It is considered to have good proportions that would be in keeping with the building and the neighbouring dormer windows to the east.

In design terms, the dormer window presents a traditional form and design that is considered to be in keeping with the host building and its character and appearance where the arched head of the dormer picks up on the arched window openings at second floor. The arched design also matches that of the neighbouring dormer windows. It is considered that the design reflects the detailing of the period building and those adjacent and the dormer would be an improvement upon the existing plain roof window. The design proposes high quality traditional materials being lead, slate and timber joinery that is considered appropriate for the character and appearance of the building and the wider Conservation area.

As such, the dormer window is considered to be of a high standard of design that would conserve the character and appearance of the conservation area and appearance of the building in accordance with saved Local Plan Review policies SD1, BE1, BE4 and BE8.

Owing to the small scale of the dormer, its appropriate design and the separation distance, it is considered there would be no visual impact upon the setting of the listed building opposite - The Town Hall.

RESIDENTIAL AMENITIES

OTHER

RECOMMENDATION

HUMAN RIGHTS

Case Officer:

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

Name: JM LING Position: Senior Planning Officer Date: 01.09.2017

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: _____ Position: _____ Date: _____