

<b>2.4 &amp; 2.5 REFERENCE NOS - 15/507323/FULL &amp; 15/507328/LBC</b>			
<b>APPLICATION PROPOSAL</b> The replacement of an existing flat-roofed extension of low quality construction to the rear of the property with a pitched roofed extension, the restoration of a historic attic room including the creation of two new dormer windows to the front of the property and listed Building Consent for the same.			
<b>ADDRESS</b> 46 Tanners Street Faversham Kent ME13 7JL			
<b>RECOMMENDATION - Approve</b>			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Staff member application			
<b>WARD</b> St Ann's	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Mr Tim Stonor <b>AGENT</b>	
<b>DECISION DUE DATE</b> 20/11/15	<b>PUBLICITY EXPIRY DATE</b> 30/11/15		
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
SW/10/0888	Enlargement of existing extension located to the rear to include a dining area at ground floor & a bedroom on the first floor to include the creation of two dormer windows on the street side elevation	Approved	02/03/2012
SW/10/0889	LBC in respect of above	Approved	02/03/2012

**THIS REPORT RELATES TO TWO SEPARATE APPLICATIONS BUT THEY ARE REPORTED TOGETHER AS THE SAME ISSUES ARISE. EACH APPLICATION SHOULD BE DETERMINED ON ITS OWN MERITS.**

**1.0 DESCRIPTION OF SITE**

- 1.01 46 Tanners Street is a Grade II listed seventeenth century, post and beam framed house and is located within the Faversham conservation area. The property has 19<sup>th</sup> century and 20<sup>th</sup> century extensions to the south (side) and west (rear). The historic part of the property retains much of its original character on the eastern street façade but has been greatly altered to the rear with the latest addition taking the form of a large extension to the side of the original house in the 1980's. Importantly, it features a large flat roofed box dormer window on the original rear roof slope which this scheme seeks to remove.
- 1.02 In terms of planning history, planning permission and listed building consent were granted in 1987 under planning references SW/87/0033 & 0034 for a two storey extension. In 2007 planning permission and listed building consent were sought for a two storey rear extension. These applications were withdrawn prior to determination (SW/07/1167 & 1168). However, in 2012 SW10/0888 and SW/10/0889 were approved by Members but the scheme was not implemented and the approvals have now lapsed.

## 2.0 PROPOSAL

- 2.01 Members approval in 2012 was for a very similar scheme which remains essentially for the erection of a two storey rear extension, and the installation of two dormer windows on the front roof slope to provide a bedroom and bathroom within the existing roof space. The proposal also includes the removal of the existing modern flat roofed rear dormer extension, and the insertion of three recessed rooflights on the existing rear and proposed side elevation.
- 2.02 The extension would be located roughly centrally on the rear elevation of the property, and would project rearwards by 2.4 metres from the existing modern extension, and would measure 3.4 metres in width.
- 2.03 In terms of the height, the pitch of the gable roof would be just below the main ridgeline of the house.
- 2.04 The proposed dormer windows would be located on the front roof slope, one on the roof slope of the 19th century extension and on within the original roof slope. The dormer on the extension would measure 1 metre in width by 1.8 metres in height to the top of the pitch. The height of the dormer in historic part of building will be slightly taller at 1.98m. The application is accompanied by a report examining the impact of the proposal on the timber framing to the roof space. The report explains that although the part of the roof and building to be affected by the insertion of the dormer windows dates from the 17th century, a lot of reconstruction work has been undertaken and a large proportion of the original roof framing was replaced in the 20th century.
- 2.05 The scheme submitted today has a number of minor amendments though none affect the footprint, the volume, demolitions, the historic timber solution or the structural element of the proposal.
- 2.06 The changes are in fact very minor in detail but amount to:
- Ground floor at rear of building where a curved wall section has been straightened.
  - Folding doors have been amended to sliding doors.
  - Brick panels replaced with flint to reflect this locally found material.
  - First floor at rear of building where windows to west elevation have been switched to create a better view of the garden from the interior of the house at the first floor.
  - Lancet window to south elevation has been correctly located above doors below.
  - Attic floor at front of building. Height of dormer in historic part of building has been increased by 10% to create a visual difference between the two dormers, reflecting the facts that a) the buildings have been built at different times and b) that the historic part is the larger of the two.
  - Attic floor at side of building. A photovoltaic panel has been proposed into the design of the south-facing roof of the proposed replacement extension. The panels would be installed to a "low profile" design, sitting within the plane of the roof tiles rather than fixed above it.
- 2.07 Previous planning conditions have been addressed in the current application with joinery details, dining room corner window details, kitchen window details, dormer window details, rooflight window details and a materials palette report all submitted to avoid the need for an extensive set of planning conditions.

### **3.0 PLANNING CONSTRAINTS**

Potential Archaeological Importance  
Conservation Area Faversham

Environment Agency Flood Zone 2  
Environment Agency Flood Zone 3 139574

Listed Buildings MBC and SBC Ref Number: 1243/SW  
Description: G II 46 TANNERS STREET, FAVERSHAM, ME13 7JL  
Listed Buildings MBC and SBC Ref Number: 1244/SW  
Description: G II 48 TANNERS STREET, FAVERSHAM, ME13 7JL

### **4.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Development Plan: Swale Borough Local Plan 2008 saved policies E1, E14, E15, E19 and E24  
Supplementary Planning Documents: Listed Buildings, Conservation area and Designing and Extension

### **5.0 LOCAL REPRESENTATIONS**

5.01 No response from local residents

### **6.0 CONSULTATIONS**

6.01 Faversham Town Council offer no objection to the application

### **7.0 APPRAISAL**

7.01 These applications are essentially the resubmission of the previously approved applications due to the previous applications expiring and new applications needed to be submitted.

7.02 There are some minor alterations to the scheme, namely the straightening of a rear curved wall, folding to sliding doors, flint for brick panels, repositioning of windows in the rear elevation and a slightly higher dormer window.

7.03 I consider these all to be minor alterations that do not in any significant way change the content, substance or arguments and assessments made during the previous applications. Therefore as such the assessment of the design of the proposed extension and other alterations to the listed building and to the conservation area, remains the case today.

7.04 The other material considerations include impact on neighbouring amenity and parking and highway safety which also remain the same today.

7.05 The proposed installation of photovoltaic panels does need to be assessed additionally. They are to be sited on the on the south-facing roof of the proposed replacement extension. The panels would be installed to a "low profile" design, sitting within the plane of the roof tiles rather than fixed onto them. This is a welcome approach.

7.06 I do not consider impact on or change or influence any of the previous arguments and discussions associated with these applications due to their position to the rear of the property and being out of sight.

## 8.0 CONCLUSION

8.01 Given that Members have relatively recently approved a very similar version of this scheme I recommend approval for this new submission via approval of both current applications.

9.0 **RECOMMENDATION** – GRANT Subject to the following conditions:

### CONDITIONS

#### 14/507323/FULL Planning application

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following drawing nos. 64/PP01, 64/PP002, 64/PP003, 64/PP004A, 64/PP005B, NE\_103INST, 064/PPC013 and three KPS Joinery drawings received on 07/09/2015.

Reasons: In the interests of certainty and proper planning

3) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron

Reasons: To ensure the preservation of the special character of the conservation area and the special architectural or historic interest of the listed building,

#### **The Council's approach to this application:**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

**15/507328/LBC Listed Building Consent**

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reasons: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out otherwise than in complete accordance with drawing nos 64/PP01, 64/PP002, 64/PP003, 64/PP004A, 64/PP005B, NE\_103INST, 064/PPC013 and three KPS Joinery drawings received on 07/09/2015.

Reasons: To ensure the preservation of the special character of the conservation area and the special architectural or historic interest of the listed building.

- (3) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron

Reasons: To ensure the preservation of the special character of the conservation area and the special architectural or historic interest of the listed building,

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.  
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.