

2.3 REFERENCE NO - 16/506601/FULL		
APPLICATION PROPOSAL Front elevation improvement works to replace the existing aluminium double glazed windows with sash PVCu units to replicate the original look of the dwelling		
ADDRESS 69 Ospringe Road Faversham Kent ME13 7LG		
RECOMMENDATION – Approve – Subject to: any outstanding representations (consultation period ends 11 October 2016)		
SUMMARY OF REASONS FOR RECOMMENDATION The replacement windows are an improvement to the existing		
REASON FOR REFERRAL TO COMMITTEE Town Council Objection		
WARD St. Ann's	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Roy Trute AGENT
DECISION DUE DATE 25/10/16	PUBLICITY EXPIRY DATE 11/10/16	

1.0 DESCRIPTION OF SITE

1.01 The property is a semi-detached two storey dwelling fronting the street. Ospringe Road is typical Victorian residential street featuring an eclectic mix of building styles. The property lies in the Faversham conservation area and is subject to an Article 4(2) Direction. The property currently features replacement aluminium double glazing that is not sympathetic to the character of the property or its surroundings.

2.0 PROPOSAL

2.01 The application seeks planning permission to replace the existing inappropriately designed aluminium double glazed windows with UPVC sash units that would more closely replicate the traditional look of the property.

2.02 The application is accompanied by a well researched and well presented Design and Access Statement that explains the applicant’s wish to enhance the appearance of the property and its surroundings, and that whilst timber windows would be ideal the sash boxes have been removed making replacement timber sashes extraordinarily expensive; hence the suggestion of slimline UPVC imitations.

3.0 PLANNING CONSTRAINTS

Article 4 Faversham Conservation Area

Article 4 Swale Article 4 directive

Conservation Area Faversham

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 (General Development Criteria)
E15 (Conservation Areas)
E19 (Design Criteria)

Emerging Local Plan - Bearing Fruits 2031:
DM33 (Development affecting a conservation area)

Supplementary Planning Guidance: 'Conservation Areas'

5.0 LOCAL REPRESENTATIONS

- 5.01 No representations have been received. However the closing date for representations is 11 October and Members will be updated at the meeting.
- 5.02 The Faversham Society Planning Committee state that as the site is within the conservation area and subject to an Article 4 Direction it would be preferable if the windows were replaced with timber.

6.0 CONSULTATIONS

- 6.01 Faversham Town Council have objected to the application stating that upvc windows would have a harmful effect on the character of the conservation area and that the adjoining property has original timber windows in good condition.

7.0 BACKGROUND PAPERS AND PLANS

All plans and documents relating to 16/506601/FULL

8.0 APPRAISAL

- 8.01 I consider the key issue in this case is whether the proposed replacement windows meet the aims and objectives of the Article 4(2) Direction in preventing development that does not preserve or enhance the special character or appearance of the conservation area.
- 8.02 Policy E15 of the Swale Borough Local Plan 2008 states that for an application within a conservation area to succeed, it must be demonstrated that the proposal will preserve or enhance the character and appearance of the area.
- 8.03 Whilst the use of timber windows in a conservation area is preferable I believe the proposed use of the proposed upvc sash windows is acceptable for the following reasons:
- The present windows are not original, appropriate to the style of the property, or aesthetically pleasing and detract from the character and appearance of the property and the street scene
 - The proposed replacements are of a more appropriate design with regard to the age, style and character of the property

- The proposal satisfies the requirements to ‘preserve or enhance’ the character and appearance of the conservation area
- Policy E15 states that one of its objectives should be to “*remove features that detract from the character of the area and reinstate those that would enhance it*”. The proposed windows, albeit upvc, are clearly, by their traditional design, an improvement on the existing windows which are completely out of character with this traditional building

8.04 The applicant has submitted a detailed and well-presented application setting out the reasons for the application and why upvc is their preferred option. The applicant has shown with the application case studies of properties within the Faversham Conservation Area that have had upvc windows approved in instances where they are of a better design than those existing, which is the case with this application.

8.05 It is therefore my opinion that the replacement of the existing windows albeit with upvc but with a better design would be an improvement to this property and the area in terms of design and appearance, complying with the requirements of policy E15, making the proposal acceptable. The proposal also accords with policy DM33 of the emerging local plan Bearing Fruits 2031 that also expects development within a conservation area to preserve or enhance the areas special character and appearance.

9.0 CONCLUSION

9.01 As stated above I am of the opinion that this proposal would enhance the character and appearance of the conservation area, in accordance with policy E15. I therefore recommend that permission should be granted, subject to any outstanding representations and also subject to the conditions below.

10.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS

- (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 permission is granted.

Reason: 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 not be carried out otherwise than in complete accordance with the approved plans and specifications.

Reason: In the interest of preserving or enhancing the character and appearance of the conservation area.

- (3) Detailed drawings showing the principal window section at a suggested scale of 1:1 or 1:2 shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the character and appearance of the surrounding area and so that these details are approved before works commence.

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:

- 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

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.