

PLANNING COMMITTEE – 10 NOVEMBER 2016

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 16/504416/FULL			
APPLICATION PROPOSAL To erect an oak framed car port, as amended by drawings received 29 September 2016			
ADDRESS 1 Pile Cottages, Canterbury Road Faversham ME13 8LU			
RECOMMENDATION – APPROVE			
REASON FOR REFERRAL TO COMMITTEE Faversham Town Council objection			
WARD Watling	PARISH/TOWN Faversham Town	COUNCIL	APPLICANT Mr Benjamin Williams AGENT
DECISION DUE DATE 16/11/2016	PUBLICITY EXPIRY DATE 27/10/16		

1.0 DESCRIPTION OF SITE

1.01 1 Pile Cottages Canterbury Road, Faversham is an end of terrace property situated in a row of cottages off the main A2, behind The Windmill former public house which is a grade II listed building, within the Faversham conservation area.

1.02 The property is accessed via a driveway leading from the main A2 – Canterbury Road.

2.0 PROPOSAL

2.01 This is a resubmission of a previously withdrawn application. The applicant was advised that my initial concerns related to the width and design of the garage. Amendments were suggested, which have resulted in this current application, that has also since been amended by drawings received 29 September 2016. This application now seeks permission for the erection of a pitched roof open-sided and open-fronted oak framed car port to be located to the side of the property.

2.02 The car port will be attached to the side wall and, leaving pedestrian access to the rear amenity area. The roof height will be approximately 2.5m to eaves and maximum height of approximately 5.5m (ridge height of the property being 6.2m). The width being 2.7m (between the posts); the depth 4.5m. The posts to the front will be positioned 1m from the front edge of the property.

2.03 The design of the car port will complement the existing property and will use traditional materials including tiles to match those of the host property, and weatherboarding.

- 2.04 The car port will not remove any parking area associated with the property, but will provide a covered parking area to the side.

3.0 SUMMARY INFORMATION

	Proposed
Approximate Ridge Height (m)	5.4m
Approximate Eaves Height (m)	2.5m
Approximate Depth (m)	5m
Approximate Width (m)	3m
No. of Storeys	1
Parking Spaces	1

4.0 PLANNING CONSTRAINTS

- 4.01 The application site is within the Faversham conservation area.
Potential Archaeological Importance
Rear of The Former Windmill PH – a grade II listed building

5.0 POLICY AND OTHER CONSIDERATIONS

- 5.01 Swale Borough Local Plan 2008: Saved policies E1 (General Development Criteria); E15 (development affecting the conservation area), E19 (Design) and E24 (Extensions and Alterations)
- 5.02 DM14 (General Development Criteria); DM33 (development affecting the conservation area) and DM16 (Extensions and Alterations) of The Swale Borough Local Plan Proposed Main Modifications June 2016

6.0 LOCAL REPRESENTATIONS

- 6.01 I have not received any letters supporting or objecting to the application.

7.0 CONSULTATIONS

- 7.01 Faversham Town Council objected to the application as originally submitted (with a solid side wall) stating “the proposed garage would be too small to function as a garage and would therefore result in the loss of off-street parking”. Faversham Town Council has recently been re-consulted on the amended drawings but no further views have yet been received.

8.0 BACKGROUND PAPERS AND PLANS

- 8.01 Application papers and drawings referring to application reference 16/504416/FULL.

9.0 APPRAISAL

Principle of Development

- 9.01 The main issues to be considered in this application are the impact of the proposed car port on the character and appearance of the row of cottages, on the special character of the conservation area, and the impact on the neighbouring properties.

Design, impact on the character and appearance of the street scene and visual amenity

- 9.02 The car port will not be very visible from the highway due to the location of the row of cottages. In my view, it will complement the host property, using traditional materials and matching roof tiles to that of the main house. It has been appropriately designed and would not harm the character of the area or the special character of the conservation area. The car port has been designed to be one metre behind the front edge of the property in order not to be a dominant form.

The impact on the neighbouring properties

- 9.03 The proposed car port is on the end of the terrace of houses and I can see little or no impact resulting from it on their amenities

Other matters

- 9.04 I note the Town Council’s objection that the proposal would be too small to function as a garage and would therefore result in the loss of off-street parking. I can see that this concern might have applied to an enclosed garage of these dimensions, but having received amended drawings I am satisfied that the car port will not result in the loss of off-street parking, but will provide a covered parking area for the applicant.

10.0 CONCLUSION

- 10.01 Having received satisfactorily amended plans, I consider that the proposal is now acceptable in terms of impact upon the character of the area and is of an acceptable design. I therefore recommend that permission is granted.

11.0 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 facing materials to be used in the construction of the external surfaces of the car port hereby permitted shall be oak, feather-edged weatherboarding and reclaimed Kent peg tiles as mentioned in the submitted Heritage Statement received 23 May 2016.

Reason: In the interests of visual amenity

- (3) The development hereby approved shall be carried out in accordance with the following approved drawings:

Plans and Elevations: Drawing Number: 016-038/004 Rev B; 016-038/005 Rev A; received 29 September 2016;

Reason: For the avoidance of doubt and in the interests of proper planning.

Council's approach to the 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 applicant was advised of minor changes required to the application and these were agreed.

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.