

**REPORT SUMMARY**

<b>REFERENCE NO - 17/502743/FULL</b>			
<b>APPLICATION PROPOSAL</b> Installation of timber gates (Retrospective)			
<b>ADDRESS</b> Tevrin The Street Hartlip Sittingbourne Kent ME9 7TH			
<b>RECOMMENDATION - GRANT</b>			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b> The proposed development would not give rise to unacceptable harm to the adjacent conservation area, adversely affect the visual amenities of the area or harm highway safety or convenience.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council Objection			
<b>WARD</b> Hartlip, Newington And Upchurch	<b>PARISH/TOWN COUNCIL</b> Hartlip	<b>APPLICANT</b> Mr Collins & Miss Higglesden <b>AGENT</b> Kent Design Studio Ltd	
<b>DECISION DUE DATE</b> 22.08.2017	<b>PUBLICITY EXPIRY DATE</b> 10/07/17		
<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>
16/508016/FULL	Erection of single storey rear extension and installation of a log burner flue, including alterations to the existing porch, internal layout, fenestration and external materials and changes to the existing driveway (amended 13.02.2017)	APPROVED	21.02.2017
SW/04/1565	Loft extension and internal alterations	APPROVED	17.12.2004

**MAIN REPORT**

**1.0 DESCRIPTION OF SITE**

1.01 Tevrin is a detached chalet bungalow adjacent to the Hartlip Conservation Area. The property is set off the road, with a gated driveway leading to a detached garage and large well established garden to the rear. There are very limited views of the property from the street scene.

**2.0 PROPOSAL**

2.01 This application seeks retrospective planning permission for the installation of double timber gates measuring 3.5m wide by 1.5m high.

2.02 The gates are constructed of a natural hardwood, Iroko and are set approximately 5m from the edge of the highway, allowing vehicles to pull into the driveway safely from the highway. They open into the driveway.

**3.0 PLANNING CONSTRAINTS**

- Adjacent to Hartlip Conservation Area

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

- 4.01 Swale Borough Local Plan 2017 - DM14 (General Development Criteria), DM33 (Development affecting a conservation area).

#### **5.0 LOCAL REPRESENTATIONS**

- 5.1 No received.

#### **6.0 CONSULTATIONS**

- 6.1 Hartlip Parish Council object to the application, stating:

*“Hartlip Parish Council objects to the application as the solid gates are out of keeping with other properties in The Street and will be conspicuous and the proposed development would not enhance the character of The Street and Conservation Area.”*

- 6.2 Kent Highways do not raise any objection to the installation of the gates as they will be positioned approximately 5m from the edge of the highway, allowing sufficient space for a car to make safe entry and exit onto The Street.

#### **7.0 BACKGROUND PAPERS AND PLANS**

Application papers and drawings referring to application reference 17/502743/FULL.

#### **8.0 APPRAISAL**

- 8.1 Members will note that KCC Highways do not raise objection. The gates are set a sufficient distance back from the highway that a vehicle can pull off the road while the gates are opened. On this basis, I do not consider there to be harm to highway safety or convenience.

- 8.2 The fact that the gates are set back reduces their prominence in the streetscene. They are of timber construction, and are of an appropriate design. A more open design would have been preferable, but on balance I do not consider that the solid design of these gates causes harm to the character and appearance of the streetscene.

- 8.3 There are a number of gates of various designs and heights in the vicinity. Fanshaw, which is positioned on the opposite side of Hollow Lane to Tevrin, has high, solid wooden gates; Glenview Cottage, which is positioned diagonally opposite the application site has high slatted wooden gates.

- 8.4 In my view, the gates would preserve or enhance the special character of the conservation area, noting that they lie outside but adjacent to it.

#### **9.0 CONCLUSION**

- 9.01 I consider that the proposed gates are acceptable and do not have any adverse impact upon neighbouring amenity or highway safety; or have a negative impact upon the streetscene or adjoining conservation area. I therefore recommend that retrospective planning permission be granted.

**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

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.