

<b>2.2 REFERENCE NO - 19/504059/FULL</b>		
<b>APPLICATION PROPOSAL</b> Installation of six modular prefabricated 1100 litre bin-stores to the front of Wentworth House (retrospective).		
<b>ADDRESS</b> Wentworth House Wentworth Drive Sittingbourne Kent ME10 1TU		
<b>RECOMMENDATION</b> GRANT		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The proposal will not give rise to unacceptable harm to visual or residential amenities and it is considered that highway safety is maintained.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Called in by Councillor Baldock.		
<b>WARD</b> Borden And Grove Park	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Mr Shaun Morris <b>AGENT</b>
<b>DECISION DUE DATE</b> 06/12/19	<b>PUBLICITY EXPIRY DATE</b> 04/02/20	

### Planning History

#### 1. DESCRIPTION OF SITE

- 1.1 The application site consist of a block of flats known as Wentworth House and the surrounding amenity, car parking and landscaping area associated with the flats. The site lies within the built up area boundary in a predominantly residential area.
- 1.2 The flats are located on a corner plot between Wentworth Drive and Kenilworth Court. The flats front onto Wentworth Drive but the parking court to the rear is accessed from Kenilworth Court.
- 1.3 The flats themselves are prominent in the streetscene being of 4 storeys in height and of grey brick. The majority of dwellings in the streetscene are of semi detached two storey or bungalow design with red brickwork. There is an expanse of grassed landscaping which extends along Wentworth Drive and also, at the junction, along Kenilworth Court. There are two established trees on the site.

#### 2. PROPOSAL

- 2.1 This application seeks retrospective planning permission for the erection of 6no. bin stores to the north east side of Wentworth House.
- 2.2 The bin stores measure 1.8m in height, 6.2m in length, and 1.4m in depth.
- 2.3 The bin stores would be constructed of galvanised steel and stained wood. They would be used as general waste and recycling for the residents of Wentworth House.

#### 3. PLANNING CONSTRAINTS

- 3.1 Environment Agency Flood Zone 2

### 3.2 Environment Agency Flood Zone 3

## 4. POLICY AND CONSIDERATIONS

4.1 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

4.2 Development Plan: Policies CP4, DM14 and DM16 of “Bearing Fruits 2031: The Swale Borough Local Plan 2017”.

## 5. LOCAL REPRESENTATIONS

5.1 A site notice was posted adjacent to the site and has since expired.

5.2 6 comments objecting to the proposal were received from local residents. These are summarised below:

- Visually intrusive
- Outside of building line of Wentworth House
- Devalues properties in the area
- Invitation for graffiti
- dog owners are depositing waste
- Drivers vision on approach to junction of Wentworth Drive from Kenilworth Court restricted
- installations are an eyesore
- Why weren't more local residents notified of this right to comment?
- location of the bin store is not very convenient to Wentworth House residents
- Rubbish being stored at the front of properties lowers the standards of the area
- Have not been emptied regularly and on occasion smell.

5.3 A second consultation was sent out on receipt of amended plans and 1 further objection was received. This objection stated that previous comments made still in relation to the bins stand.

5.4 1 comment offering support was received from a local resident. This is summarised below:

- Perfectly happy with dustbins.

5.5 Councillor Baldock asked for the application to be called into committee should Officers be minded to recommend approval. Stating: “I believe locating the bins in this location would be an intrusive detriment to the local amenity value of local residents.”

## 6. CONSULTATIONS

6.1 KCC Highways: falls outside the remit for KCC to comment.

## 7. BACKGROUND PAPERS AND PLANS

7.1 Application papers and drawings referring to application reference 19/504059/FULL.

## 8. APPRAISAL

8.1 Members should bear in mind, as set out above, that bins could be stored in this location without the need for planning permission. Members must therefore restrict their

consideration of the application to the impact of the bin store itself only, and not any issues relating to bins per se being located here.

#### Visual Impact

- 8.2 The bin stores are located to the north side of Wentworth House and are visible from both Kenilworth Court and Wentworth Drive. It is noted that the bin stores do not correspond to the building line on Kenilworth Court however given the low rise and relatively small scale of the bin stores it is not considered that a harmful loss of openness will occur as a result of their positioning.
- 8.3 There are no similar structures located within the immediate streetscene however when considered in relation to the 4no. storey block of flats it is not considered that the bin stores will represent a harmful incongruous feature in the streetscene. Whilst the design of the bin stores is of little architectural merit, it is not considered that the bin stores would appear overly prominent and it is considered that the overall harm on visual amenity is limited. The bin stores are designed to serve a practical purpose and would in my opinion appear to create a tidier visual appearance than the siting of bins on their own in this location.
- 8.4 Only a small section of soft landscaping will be lost as a result of this proposal. It is not considered that the overall visual appearance of the site will be greatly altered as the soft landscaping still extends along Wentworth Drive and Kenilworth Court.

#### Residential Amenity

- 8.5 The bin stores are of small scale and are sufficiently far away from any residential dwelling. In terms of odour, as set out above, bins could be sited here without the need for planning permission and it seems likely to me that the provision of a store would reduce any impact from odour in comparison to bins simply being placed here.
- 8.6 It is therefore not considered that there would be a significant impact on residential amenity.

#### Highways

- 8.7 This application lies outside the remit for KCC Highways to offer comments on, however it is noted that the bin stores would be located approximately 19m from the junction of Wentworth Drive and Kenilworth Court. It is therefore not considered that the bin store will cause any safety concerns at this junction. It is accepted that there will be some loss of visibility when entering and exiting the car parking court to the rear but it is not considered that this will be significant as views heading from Kenilworth Court to Wentworth Drive will remain unobscured. In addition to this the speed of vehicle movements associated with this parking court are expected to be low and it is therefore not considered likely that the siting of the bin stores in this location will cause any detriment to Highways safety.

#### Other Matters

- 8.8 The majority of comments received from local residents have been addressed above, however some of the comments raised do not constitute planning considerations and therefore cannot be taken into account. These include issues relating to house devaluation, misuse of the bins, inviting graffiti and lack of regular emptying. One

resident raised concerns that not all neighbours had been notified of the development. All adjoining neighbours were written to and a site notice was also posted at the site in accordance with the Council's process for notifying residents of planning applications.

## **9. CONCLUSION**

- 9.1 Taking into account all of the above, I consider the proposal will not give rise to unacceptable harm to visual or residential amenities and consider that highway safety is maintained.

## **10. RECOMMENDATION**

GRANT Subject to the following conditions:

### **CONDITIONS to include**

None.

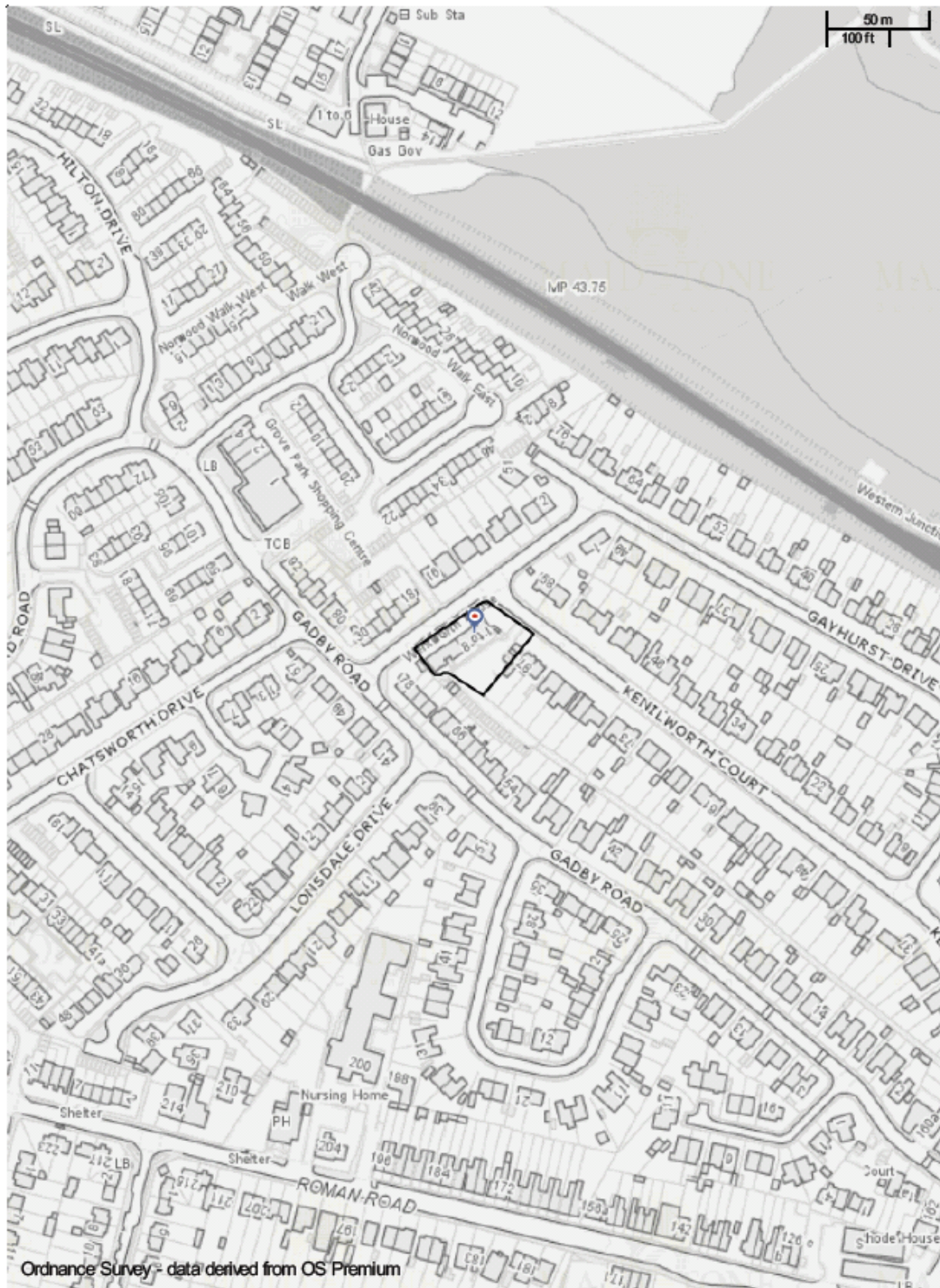
### **The Council's approach to the application**

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

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.



19 504059/FULL Wentworth House Wentworth Drive Sittingbourne Kent ME10 1TU  
Scale: 1:2500

