

2.4 REFERENCE NO - 19/506131/FULL		
APPLICATION PROPOSAL Construction of a detached two bedroomed house. (Resubmission of 18/506555/FULL)		
ADDRESS Land North Of Thatched Cottage, Canterbury Road, Faversham, Kent ME13 8LX		
RECOMMENDATION - Grant subject to conditions and SAMMS payment		
REASON FOR REFERRAL TO COMMITTEE Town Council objection and applicant is a member of staff		
WARD Watling	PARISH/TOWN Faversham Town	COUNCIL APPLICANT Jeff And Julie Redpath
DECISION DUE DATE 01/07/20	PUBLICITY EXPIRY DATE 29/01/20	

Planning History

18/506555/FULL

Construction of a detached three bedroom house.

Withdrawn Decision Date: 13.03.2019

1. DESCRIPTION OF SITE

- 1.1 The site is located adjacent to the A2 Canterbury Road to the south east of Faversham town centre, in the conservation area of Preston-next-Faversham. The development site itself is located to the north of and forms part of the garden of the Thatched Cottage, a Grade II listed building. It is an elevated but predominantly level site, but with a steep bank to the north east corner where it drops down towards Finch Close. Properties to the north and east are at a lower level, whilst those to the west are at a higher level.
- 1.2 The site is within the built up area boundary of Faversham and is characterised as a residential area being set between Preston Park and the newer Finch Close. It is within walking distance of local facilities and services in Faversham, and with nearby public transport links to further afield.
- 1.3 Access to the property is now from Finch Close, which is a relatively new but privately maintained estate road which continues on to serve a substantial number of homes. Direct access to the property was diverted from the A2 to Finch Close when the estate was built.
- 1.4 The previous application which included the creation of a new access point to Finch Close was withdrawn in 2019 in order to allow for a more restrained and less intrusive scheme to be developed. The new access proposed then would have cut through the Local Green Space (LGS) that separates the site from Finch Close, but that new access is not part of this current application.

2. PROPOSAL

- 2.1 The proposed development is for a new two-bedroom detached property of 1.5 storeys in a simple 'L' shape, and with a pitched roof with gabled ends, the use of traditional materials is confirmed with clay roof tiles, black painted weatherboarding and timber framed openings, and taking the form of an out-building rather than a self-conscious house. This has been done to limit the impact of the new property on the setting of the Thatched Cottage
- 2.2 The layout of the proposed new dwelling would be compact, with a kitchen/dining space, a smaller living room, utility room and w.c on the ground floor. First floor accommodation would comprise of two bedrooms and a bathroom set within the slope of the roof, with the restricted height areas being utilised for storage space. Four small rooflights would be sited along the north-facing slope allowing daylight into the upper rooms.
- 2.3 The proposed dwelling would be situated close to the north boundary of the site, with timber fencing and vegetation providing a boundary and separation from the Thatched Cottage. No changes to the site levels are proposed, other than minor regrading around the footprint of the new dwelling as necessary to create level foundations
- 2.4 Access to the site will be via the existing driveway onto Finch Close and laid with a permeable surface, the existing vegetation border to the east of the site will be maintained and access to the new dwelling will be via the existing driveway with a footpath continuation up to the property. Two car parking spaces and an electric vehicle charging point will be provided and the scheme will be designed to include for a reduced carbon emission footprint.
- 2.5 The application is supported by a Design and Access and Heritage Impact Assessment statement that describes the site and surroundings ,and explains the deign approach now taken as follows:

“Given the particular significance of the thatched cottage, it would be wrong to propose a pastiche facsimile of this design. The design of the new dwelling nonetheless recognises the significance of the grade II listed Thatched Cottage, described in greater detail in the Heritage Statement, and sits subservient to it through a restrained palette of materials and a modest scale.

The use of traditional materials - clay roof tiles, black painted weatherboarding, and timber framed openings - will combine to create a property that is modern but sympathetic to its historic surroundings. The overall aesthetic will be that of an ancillary building.”

- 2.6 In terms of access the statement confirms that:

“Access to the new dwelling will be via the existing driveway to Thatched Cottage, thereby having negligible impact upon the existing use of Finch Close. The existing driveway gate will be relocated, in order to allow cars to pull off the road before opening, improving upon the current provision. There will be provision for two cars.

An electric vehicle charging point will be provided.

The main entrance to the new dwelling will be from the South, with a single step up from ground level.”

- 2.7 The statement concludes as follows:

“The overall impact of the proposed new dwelling on the Thatched Cottage is considered neutral / slight.

The former community of Preston, to which the Thatched Cottage belonged, was long tied to the chalk pit and the small group of local buildings and services. The progression of the development of the local area can be clearly seen in historic maps; a resource that continues to be available for those interested in the history of the site.

The proposed new dwelling is a further, albeit much smaller, scale of development, though it has no greater impact on the density of housing than adjacent developments to the East and West of the site.

The design makes use of traditional materials, and a simple building form, which will not compete with the Thatched Cottage for aesthetic dominance.

The design acknowledges the requirements of policy DM18 and retains the green edge to Finch Close, and seeks, through use of traditional materials and high quality design, to promote a raised standard of design in the area in accordance with the NPPF.”

3. PLANNING CONSTRAINTS

Potential Archaeological Importance

Conservation Area Preston-next-Faversham

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) para graphs 10, 47, 68 and 193
- 4.2 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies ST3, CP4, CP8, DM14, DM18, DM19, DM21, DM32 & DM33
- 4.3 Conservation Area Character Appraisal document for the Faversham next Preston Conservation Area

5. LOCAL REPRESENTATIONS

- 5.1 Nine letters of objection have been received from local residents and their comments are summarised below:
 - The access to the new development is off a private road maintained by service charge and operated by Kings Chase (Faversham) Ltd, a service company wholly owned by the residents of Finch Close. Thatched Cottage is not a member of Kings Chase service company and has not sought permission to access the private road.
 - Previous repairs to the private road cost residents £50,000 and lorries and diggers could cause more damage.
 - As this road is private and any damage costs will need to be borne by residents, they should all be involved in any decision. If the planning permission is accepted then one of the conditions should be that the owners pay a set upfront cost of road repairs and then contribute to the annual payments.

- If the access to the property is to be from Finch Close, the coming and going of construction vehicles would be extremely inconvenient.
- The road is already quite narrow and there had already been multiple collisions at that point in road
- The development appears to be in a confined space and does not compliment the Thatched Cottage which is listed.
- Building new house would change view from upstairs window of my house
- One would need to check that this house would not block sunlight to my garden
- This development would adversely impact on an existing listed building which dates to the 18th century and as such is quite rare in this part of Faversham.
- It would also mean that the residential density of the area surrounding the cottage would increase in what is already a densely populated area.

5.2 A letter has been submitted by the applicants in response to the local representations, and this is summarised below:

- It is evident that most comments related to the recent maintenance costs for the roadway and the danger of introducing another entrance onto the road.
- The overbearing issue from neighbours relates to the possible damage caused to the roadway during construction. In 2018, a large amount of money was spent on repairing the damaged roadway which occurred some distance further into the estate at a bend which presumably suffered some movement as vehicles negotiated the corner. If this is the case, it is the initial design of the roadway and not the weight of vehicles using it that caused the problems.
- I have already agreed that any future residents would enter into a binding agreement to make the usual contribution towards the upkeep of the estate management as do the residents of Finch Close.
- I feel this is being unfairly levelled at this planning proposal and were any damage to be caused by the bona-fide construction company employed it would be suitably repaired and paid for via their company insurance. There would be no reason for any resident to pay towards this.
- By careful management during the construction stage there is no reason for large heavy vehicles to be present in the roadway which residents fear and certainly no excavating machines.
- We have lived on the present site since 1998, years before Crest Nicholson developed the estate. I do not consider the roadway is “dangerous” nor have any knowledge of it regularly being the scene of multiple collisions. I also feel the road surface is of good quality and have difficulty in understanding why residents fear the odd lorry will cause damage particularly as a weekly dustcart and daily delivery vehicles appear to have no difficulty in using the roadway

without causing such problems.

- When the estate was being built, the roadway was laid prior to the dwellings being built. Having been used by all manner of heavy construction vehicles at that time, it was obviously considered of a sufficiently high standard to carry such traffic.
- There will be no additional vehicle access created onto the roadway and parking is on site for two cars. The proximity and scale of the proposed building I would suggest has been addressed by a careful, sympathetic design.
- This application has taken into account the Town Council and the neighbour's comments from the previous submission. It is now for a modest two bedroom chalet style residence. We may consider moving into the new build ourselves at the expense of selling the Thatched Cottage where we have lived since 1998.
- The proposed build is of a chalet style with a reduced footprint and reduced in height with no intrusive windows overlooking nearby dwellings.

6. CONSULTATIONS

- 6.1 Faversham Town Council objected to this application stating the access road was too narrow and on a private road, the lack of amenity space, the impact on the setting of a listed building and that the developer should meet any costs incurred for damage to the existing private road.
- 6.2 Natural England has no objection to the application subject to the SAMMS tariff being required in relation to possible increased recreational disturbance affecting The Swale SPA.
- 6.3 Kent Highways commented that the proposal did not meet their usual criteria for comment however they were subsequently contacted given local residents concern over inadequacies in the road and its safety. They further commented that there was no crash data recorded on Finch Close regarding accidents and that the road meets the necessary requirements for the width of road.

7. BACKGROUND PAPERS AND PLANS

- 7.1 All papers submitted with application 19/506131/FULL and associated drawings

8. APPRAISAL

- 8.1 The main considerations in relation to the current application are the principle of development, visual impact and the impact of the proposed dwelling on the character of the conservation area and the setting of the Thatched Cottage, residential amenity, highways, and landscaping.

Principle of Development

- 8.2 The site is located within the built up area boundary of Faversham and is therefore a sustainable and acceptable location for new residential development, given the transport links, services and facilities the town has to offer. As such the principle of residential development here is acceptable. What falls to be considered under this

application is the acceptability of the submitted scheme in terms of scale, design, access, landscaping and amenity.

- 8.3 The land to the north and east of the site is designated as a Local Green Space, under local planning policy DM18 and this area is retained in an open form in this proposal, in accordance with the aims of the policy.

Visual impact and the impact of the proposed dwelling on the character of the conservation area and the setting of the Thatched Cottage

- 8.4 Whilst it is clear that the proposed new dwelling would be seen within the immediate setting of the listed Thatched Cottage, I do consider it would not crowd the space within the curtilage due to a combination of its thoughtful siting and scale. Furthermore, given its appropriate low-key aesthetic and the combination of existing and proposed planting, the new dwelling would in my view appear as an appropriately discrete and secondary/ancillary building in the immediate landscape around the listing building.
- 8.5 The perception of the proposed new dwelling as an ancillary structure is further assisted by the avoidance of a separate access point off Finch Close, such that it would read more as an outbuilding/annexe to Thatched Cottage, rather than a completely separate dwelling.
- 8.6 Therefore I consider that the primary, aesthetic and historical value of the Thatched Cottage, particularly its appearance as a thatched building, will be unaffected by the proposals. By restricting the palette of materials for the new dwelling house to a small range of traditional, locally familiar materials, it ensures that the design does not compete with the historic building. There is therefore a neutral impact on the setting of the listed building and on the character of the conservation area.
- 8.7 Additionally vegetation around the existing Thatched Cottage site and additionally the trees on the area of open space adjacent to A2 and Finch Close provide screening not only to the existing properties, but also to the new house.
- 8.8 Overall, in terms of visual impact I consider that the proposed scheme would create an attractive residential development that would contribute to the visual appearance of the conservation area as a whole and the streetscape along Finch Close.
- 8.9 I note the comment from an objector regarding the impact of this additional house on the overall density of the locality. The principal objective of policy CP3 of the adopted local plan is to deliver a wide choice of high quality homes within the borough. The policy requires that residential densities are determined by the context and the defining characteristics of an area. The proposed scheme comprises a new dwelling being a much smaller scale of development than the existing properties in the locality, and I consider it has no greater impact on the density of housing than the adjacent residential developments to the east or west of the site.

Residential Amenity

- 8.10 The property is modest in size and is to be located in an existing residential area with established vegetation and an existing access, which retains the character of the site and the immediate area. Furthermore, I consider it provides a favourable layout with good levels daylight, sunlight and privacy. Given this, I consider that a good level of

accommodation has been achieved. The Thatched Cottage retains sufficient amenity space and the new dwelling has space which is readily accessible from the main house and provides a good usable space suitable for the size of residential accommodation proposed.

8.11 The east elevation of the new dwelling faces onto the Finch Close and the west of no 72 Finch Close but given the distance, the intervening vegetation and the differing levels I consider this to be sufficient to mitigate against any direct overlooking which could be detrimental to privacy. Similarly, the intervening vegetation and the change in level down to the site from the properties to the north west, particularly in combination with a large shed positioned on the boundary of no 37 Preston Park, is sufficient to preserve the current levels of amenity for that house specifically and in that direction generally and ensures the private areas remain well screened.

8.12 I note the comment from a nearby resident concerned the proposal would “block sunlight to their garden”, but given the distance between the two properties (nearly 50m) and the scale of the proposed property I do consider this is unlikely.

Highways

8.13 Access to the new dwelling would be via the existing vehicular access to the Thatched Cottage from Finch Close, which is a relatively new private road built to serve the overall housing estate. It is adequate to serve the estate of over 70 homes and I see no reason to see any objection to use of the very first section up to this site by one additional dwelling.

8.14 I note the comments made by local residents regarding the narrow nature of the road, the issues with cars passing and the potential impact of an additional dwelling using the road. However the road was built to comply with the road types listed in Kent Design Guide, and it generally measures about 5m wide minimum on the two-way sections, and 3m on those sections either side of the traffic islands. Advice from Kent Highways states that two cars can pass one another on a road of 4.1m in width, and even two-way roads can go down to 3m when passing places are provided. This is a privately maintained road leading to a cul-de-sac used by a relatively large number of properties so the number of vehicle movements is relatively small and I would argue that sensible driving to the conditions on a residential estate road should not lead to any difficulties.

8.15 This is a modest two bedroom property and the impact of additional vehicle movements from here would be negligible on the overall use of the roadway. The vehicular access to the Thatched Cottage was located in its current position due to the construction of the houses in Finch Close and will remain unaltered.

8.16 I note many local residents and the Town Council have also expressed concern regarding potential damage to the roadway during the construction period. Whilst I appreciate the concern, given the relatively recent necessary repairs to the road, there is no greater risk here for damage than for any other development. I note the applicant has confirmed the cost of any possible damage would be met by the contractor were it to occur and in the long term the occupier would be a net contributor to the Finch Close estate management fund. However such issues as these would be a private matter between the applicants and the Management Company whom maintain this private road, and should not affect the determination of this application.

8.17 Additional details showing the parking spaces have been provided for clarity and show the spaces set into the site and screened by the existing established vegetation.

Landscaping

- 8.18 This is an established site and there remains established vegetation around the site and in the locality. Only limited details of landscaping have been provided. Therefore I have attached a condition requiring that the final landscaping and planting details should be secured by condition.

Other Matters

- 8.19 **Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.**

This Appropriate Assessment has been undertaken without information provided by the applicant. The application site is located within 6km of The Swale Special Protection Area (SPA) which is a European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations).

SPAs are protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species. Article 4(4) of the Birds Directive (2009/147/EC) requires Member States to take appropriate steps to avoid pollution or deterioration of habitats or any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article.

Due to the scale of development there is no scope to provide on site mitigation such as an on-site dog walking area or signage to prevent the primary causes of bird disturbance, which are recreational disturbance including walking, dog walking (particularly off the lead), and predation of birds by cats. The proposal thus has potential to affect said site's features of interest, and an Appropriate Assessment is required to establish the likely impacts of the development.

In considering the European site interest, Natural England (NE) advises the Council that it should have regard to any potential impacts that the proposal may have. Regulations 63 and 64 of the Habitat Regulations require a Habitat Regulations Assessment. For similar proposals NE also advises that the proposal is not necessary for the management of the European sites and that subject to a financial contribution to strategic mitigation, the proposal is unlikely to have significant effects on these sites.

The recent (April 2018) judgement (People Over Wind v Coillte Teoranta, ref. C-323/17) handed down by the Court of Justice of the European Union ruled that, when determining the impacts of a development on protected area, "it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site." The development therefore cannot be screened out of the need to provide an Appropriate Assessment solely on the basis of the mitigation measures agreed between Natural England and the North Kent Environmental Planning Group (NKEPG).

NE has stipulated that, when considering any residential development within 6km of the SPA, the Council should secure financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring (SAMM) Strategy in accordance with the recommendations of the (NKEPG) and that such strategic

mitigation must be in place before the dwelling is occupied. Based on the correspondence with Natural England (via the NKEPG), I conclude that off site mitigation is required in this instance.

In this regard, whilst there are likely to be impacts upon the SPA arising from this development, the mitigation measures to be implemented within the SPA from collection of the standard SAMMS tariff (to be secured by either s106 agreement or unilateral undertaking on all qualifying developments) will ensure that these impacts will not be significant or long-term. I therefore consider that, subject to mitigation, there will be no adverse effect on the integrity of the SPA.

It can be noted that the required mitigation works will be carried out by Bird Wise, the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, which itself is a partnership of local authorities, developers and environmental organisations, including SBC, KCC, Medway Council, Canterbury Council, the RSPB, Kent Wildlife Trust, and others.

The applicants have confirmed that they would be willing to pay the SAMMS contribution of £250.39 as the site is located within 6km of the SPA. This can be secured once the decision is made to grant planning permission.

9. CONCLUSION

- 9.1 I consider that whilst there would be change to the setting of the listed building and wider conservation area street scene arising from the proposed development, this change does not automatically equate to harm. One function of the planning system is to ensure that change to the setting of listed buildings and the character and appearance of conservation areas is managed sensitively, and in this case, it has been possible to devise a scheme which would have a neutral impact on both these key planning considerations.
- 9.2 The proposal entails development within the built up area which is acceptable in principle and there are no adverse impacts to the character, appearance or layout of the vicinity of the site in general. The proposal does not result in any material harm to the outlook or amenity of neighbouring occupiers or any significant highways safety concerns. It accords with all the relevant policies of the development plan and government guidance in the revised NPPF. Subject to the attached conditions and the securing of SAMMS contribution, I therefore recommend that planning permission be granted.

10. 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 the 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) No development beyond the construction of foundations shall take place until samples of facing and roofing materials to be used (including roof and ridge tiles, plinth bricks

and weatherboarding in its proposed black painted/stained finish) have been submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the approved details.

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

- (3) No development beyond the construction of foundations shall take place until manufacturer and/or supplier's technical specification of the specific conservation rooflight products and rainwater goods products to be used have been submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the approved details.

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

- (4) All external doors shall be constructed in timber, and no such joinery shall be installed other than in accordance with 1:10 elevation details and 1:1 or 1:2 plan and vertical sections for each window and door type to be used for the new dwelling, which shall first have been submitted and subsequently approved in writing by the Local Planning Authority .

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

- (5) No development beyond the construction of foundations shall take place until, the following key construction details have been submitted to and approved in writing by the Local Planning Authority.

- (i) 1:1 or 1:2 vertical section of the eaves detailing to be used; and
- (ii) 1:1 or 1:2 vertical section of the verge detailing to be used (note: a cloaked verge detail will not be accepted);

Works shall proceed in accordance with the approved details.

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

- (7) No development beyond the construction of foundations shall take place until details of the colour finishes to be used for the paint or stain finish to the external joinery have been submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the approved details.

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

- (8) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials,

and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (9) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (10) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (11) All trees to be retained on the site must be protected during construction works by suitable fencing of a height not less than 1.2m at a distance as specified in Table 1 or Figure 2 of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' before any equipment, machinery or materials are brought on to the site and this fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To safeguard the existing trees to be retained and to ensure a satisfactory setting and external appearance to the development.

- (12) The external section of the chimney flue shall have a black-painted finish.

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

- (13) The area shown on approved site plan as proposed drawing shall be kept available for vehicle parking at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.

- (14) The dwelling hereby approved shall be constructed and tested to achieve the following measure:

At least a 50% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);

No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved details.

Reason: In the interest of promoting energy efficiency and sustainable development.”

- (15) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no dwelling shall be occupied unless the notice for that dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability

- (16) Upon completion, no further development, whether permitted by Classes A, B, C or D of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interest of visual amenity and in order to safeguard the setting of the listed building.

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.

INFORMATIVES

- (1) This permission has only been granted after receipt of a financial contribution to the Strategic Access Management and Monitoring Strategy in respect of the nearby Special Protection Area.
- (2) The sections to be provided shall include part of the surrounding wall bordering the window or door opening and shall be set out clearly (annotated as necessary) to show the following details, as applicable:
 - Depth of reveal
 - Window head and cill/sub-cill detailing

- Glazing section (thickness of glass and in case of double glazing, dimension of spacing between the panes of glass)
- Glazing bar profile(s)
- Door frame / window frame
- Weatherboard and threshold detail (for doors only)

It is recommended that the casement window detailing displays a flush (rather than stormproof) profile.

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.

