

<b>2.6 REFERENCE NO - 20/502567/FULL</b>		
<b>APPLICATION PROPOSAL</b> Removal of existing shed and erection of log store.		
<b>ADDRESS</b> 67-69 The Street Boughton Under Blean Faversham Kent ME13 9BE		
<b>RECOMMENDATION</b> - Grant		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Applicant is an elected Member of the Council		
<b>WARD</b> Boughton And Courtenay	<b>PARISH/TOWN COUNCIL</b> Boughton Under Blean	<b>APPLICANT</b> Alastair Gould
<b>DECISION DUE DATE</b> 07/09/20	<b>PUBLICITY EXPIRY DATE</b> 13/08/20	

**Planning History**

SW/14/0183

Listed Building Consent to remove modern render to the rear of No.67 and to replace with weatherboarding.

Approved Decision Date: 02.05.2014

SW/10/0217

Listed Building Consent for rebuilding of existing chimney.

Approved Decision Date: 03.06.2010

SW/09/1244

Listed Building Consent for (1) Addition of insulation to roof in main bedroom. (2) Removal of old gas flue + installing lining to enable the installation of a wood burning stove in chimney at east end of building. Installing chimney pot + bird guard, bird guards on other chimneys. Making good around fireplace.

Approved Decision Date: 21.01.2010

SW/08/1310

Listed Building Consent to replace 2 conservation roof lights in tiled kitchen roof with purpose made timber glazed lantern.

Approved Decision Date: 03.02.2009

SW/08/1309

To replace 2 conservation rooflights in tiled kitchen roof with purpose made timber glazed lantern

Approved Decision Date: 03.02.2009

SW/08/0699

Installation of a solar hot water collector on the roof of the garage to the rear.

Approved Decision Date: 08.09.2008

SW/07/0709

Listed Building Consent for single storey extension to rear of house, requiring demolition of workshop/games room, replacement of existing flat roof over bedroom 5 with pitched tiled roof, replacement external French doors and windows, replacement conservation rooflights and internal alterations to open up existing kitchen to proposed new kitchen.

Approved Decision Date: 15.08.2007

SW/07/0708

Single storey extension to rear of house, requiring demolition of workshop/games room, replacement of existing flat roof over bedroom 5 with pitched tiled roof, replacement external French doors and windows, replacement conservation rooflights and internal alterations to open up existing kitchen to proposed new kitchen.

Approved Decision Date: 15.08.2007

## 1. DESCRIPTION OF SITE

1.1 The property is a Grade II listed building situated within the Boughton Street conservation area. It is situated on a high bank and fronts The Street.

1.2 To the rear of the property is a fairly large area of garden with access from the rear, in which are situated a small number of outbuildings. One of these is an existing shed, which is in need of repair or replacement. It is situated close to an existing willow tree, towards the rear of the garden. There are a number of other mature and semi mature trees in the garden.

## 2. PROPOSAL

2.1 The proposal is for the existing shed to be removed from site, and a new timber-built log store to be erected, roughly in the position of the existing shed.

2.2 The new log store would be constructed of timber, faced with featheredged boarding, and this would measure 4.5 metres in width by 3.2 metres in depth, with a maximum height of 2.4 metres. It would be served by two bi-fold doors to the front, with a pent roof and no fenestration. It would be situated approximately 12 metres from the rear elevation of the existing house.

2.3 The application is accompanied by a brief Heritage Statement and a Design and Access Statement which notes the following:

*'The proposed log store is sited at the rear of the property, where there is existing access via a set of double gates. The store is designed with a flat roof which can be lifted, double bi-fold doors, and a removable central post, so that logs can be unloaded directly into the store from a tipper lorry. This will enable logs to be kept as dry as possible, which is important in minimising particulate emissions. The age of the property means that it is very difficult to insulate to a level which will make heating by heat pumps effective, so the lowest carbon option is to use wood in an efficient stove. This does mean at least two tipper loads are needed for a winter's supply, hence the need for a larger store. This strategy has meant that over the past winter we were able to use a total of 16m<sup>3</sup> of gas for heating and hot water, which equates to 178 kwh, compared to the average use of 12000 kwh. This contributes to Swale's target of zero carbon use as set out in the Climate and Ecological Emergency declaration.'*

2.4 The application is referred to the Planning Committee as the applicant is an elected Member of the Council.

## 3. PLANNING CONSTRAINTS

3.1 Conservation Area Boughton Street

Listed Buildings SBC Ref Number: 1070/SW  
Description: G II 69 THE STREET, BOUGHTON UNDER BLEAN

Listed Buildings SBC Ref Number: 1071/SW  
Description: G II 63A AND 67 THE STREET, BOUGHTON UNDER BLEAN

#### **4. POLICY AND CONSIDERATIONS**

- 4.1 Bearing Fruits 2031: The Swale Borough Local Plan 2017 – Policies CP4, CP8, DM14, DM32 and DM33.

#### **5. LOCAL REPRESENTATIONS**

- 5.1 No representations have been received from local residents (deadline for comments 13/08/2020).

#### **6. CONSULTATIONS**

- 6.1 No response has been received from Boughton-under-Blean Parish Council (deadline for comments 13/08/2020).

#### **7. APPRAISAL**

- 7.1 Firstly, I note that planning permission is required here because the proposed log store is proposed within the curtilage of a listed building, and if this were not the case the proposal would constitute permitted development. However, as planning permission is required, I consider that the main issues to consider in this case are those of the effect of the proposal upon the character and setting of the listed building and the character and appearance of the conservation area.
- 7.2 Due to the enclosed nature of the garden, it would be difficult to see the proposed log store from outside of the garden, and the proposal would have a negligible impact on the character and appearance of the conservation area. Indeed, as the proposed log store would replace the existing dilapidated shed, it could be seen as an improvement, in accordance with policy DM33.
- 7.3 Similarly, due to its simple, low-key style, use of featheredged boarding, and its position in relation to the house, the proposal would have a negligible effect on the character and setting of the house, being situated away from the house and partially screened by the mature willow tree. Again as the proposed log store would replace the existing dilapidated shed, it could be seen as an improvement to the setting of the listed building, in accordance with policy DM32.
- 7.4 Furthermore, the very small scale nature and the position of the log store means that it will not adversely affect the residential amenities of neighbours.
- 7.5 Finally, with regard to trees, I understand that the proposed log store will simply sit on the ground with no foundations, and should therefore not adversely affect the roots of any nearby tree.

#### **8. CONCLUSION**

- 8.1 As the proposal would have no negative impact upon character or setting of the listed building, or on the character of the surrounding conservation area, or upon residential

amenity, I recommend that the proposal be approved subject to the conditions recommended below.

**9. 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) The log store hereby permitted shall be finished with timber featheredged boarding which shall be stained either black, dark brown or dark green.

Reason: In the interests of visual amenity.

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

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 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.

In this case, the application was considered by the Planning Committee where the applicant 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.

