

2.4 14/501271/FULL		
APPLICATION PROPOSAL Replacement of two windows to front elevation with UPVC sash and replacement of existing front door with wood grain finish UPVC with rigid foam in-full panel composite front door		
ADDRESS 14 Mendfield Street Faversham Kent ME13 7JY		
RECOMMENDATION: Approve SUBJECT TO deletion of the proposed replacement front door from the application.		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposal meets the statutory requirement of preserving or enhancing the character of the conservation area		
REASON FOR REFERRAL TO COMMITTEE Town Council objection		
WARD St Ann's	PARISH/TOWN COUNCIL Faversham	APPLICANT Miss Kaye Sullivan
DECISION DUE DATE 12/11/14	PUBLICITY EXPIRY DATE 12/11/14	

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The site is a typical Victorian property that fronts onto the street with no front garden. The front elevation is therefore quite prominent and forms part of a row of properties. Mendfield Street is a typical Victorian residential street featuring traditional terraced cottages which originally featured timber sash windows.

2.0 PROPOSAL

2.01 The proposal seeks to replace the existing windows and door on the front elevation of the property – one window at ground floor and one window at first floor level. The existing windows are not of a traditional style and are of a poor quality of design, albeit they are timber. The existing door is not of an historic pattern but it is in timber

2.02 The replacement windows would be constructed of UPVC, but would be of more appropriate sliding sash design. The replacement door would be of a traditional style but constructed of composite materials.

3.0 PLANNING CONSTRAINTS

3.01 The site is located within the Article 4(2) part of Faversham conservation area and is therefore subject to additional restrictions.

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF):

National Planning Practice Guidance (NPPG):
Development Plan:

Saved policies Swale Borough Local Plan 2008:

E1 (General Development Criteria)
E15 (Conservation Areas)
E19 (Design)

5.0 LOCAL REPRESENTATIONS

5.01 One letter of support has been received from a neighbouring resident. Their comments can be summarised as follows;

- We live next door and the owners have carried out extensive work to improve the property
- New windows and doors are not only required they will look much better than what is there

5.02 The Faversham Society consider the application should be refused as the site is in the conservation area/ article 4(2) area where UPVC is not appropriate to age of building.

6.0 CONSULTATIONS

6.01 Faversham Town Council raise objection. Their comments can be summarised as follows;

- More suitable materials should be used

7.0 APPRAISAL

7.01 In this case the key consideration is whether the proposal meets the statutory test of preserving or enhancing the character of the conservation area. Whilst in an ideal world, the windows and door would all be replaced with timber versions of a traditional style, it is quite clear that the proposed windows would enhance the character of the conservation area and the property itself. They are clearly an improvement on the existing windows which are completely out of character with the traditional building.

7.02 However, the proposed composite front door will look far less appropriate here even than the relatively poor existing front door. Such composite doors exude an artificial air and, being so close to the viewer, significantly detract for the traditional character of such cottages. I am seeking removal of the front door from the application and will report further at the meeting.

7.03 I would therefore suggest that to replace the present poorly designed windows with sliding sash windows will be a great improvement in terms of design and appearance, complying with the requirements of policy E15, making the proposal acceptable. However, as the application stands it only achieves

some of these objectives and I suggest that only the proposed windows are approved.

8.0 RECOMMENDATION – GRANT Subject to deletion of the proposed front door from the application, and 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.

Grounds: In pursuance of Section 91 of the Town and Country Planning Act 1990 amended by the Planning and Compulsory Purchase Act 2004.

2) The window frames hereby approved shall be set behind the brick window jambs and head so that only 20mm of the frame width is exposed externally.

Grounds: In order to conserve or enhance the character of the conservation area.

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:

Offering pre-application advice, 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 instance the application was not acceptable as submitted and it was suggested that an amendment to the application could make it acceptable

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.