

2.2 REFERENCE NO - 20/506128/FULL		
APPLICATION PROPOSAL External alterations to facades of building to include installation of render cladding system and panels with replacement and installation of windows and entrance doors		
ADDRESS Economic House 25-27 London Road Sittingbourne Kent ME10 1PE		
RECOMMENDATION Grant, subject to conditions.		
REASON FOR REFERRAL TO COMMITTEE Called in by Cllr Clark.		
WARD Homewood	PARISH/TOWN COUNCIL	APPLICANT Longting Limited AGENT D. Rose Planning LLP
DECISION DUE DATE 01/03/21	PUBLICITY EXPIRY DATE 09/02/21	

Planning History

21/500045/P20AA

Prior Notification for erection of 2 additional storey's to provide 16no. dwellinghouses on the existing detached building together with secure bicycle spaces and refuse storage, including other works proposed AA(1) (a) engineering operations reasonably necessary to construct the additional storey's and new dwellinghouses (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses (c) works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises in the building, including means of escape from fire, via additional external doors or external staircases (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses. For its prior approval to: Transport and highways impacts of the development Air traffic and defence asset impacts of the development - Contamination risks in relation to the building - Flooding risks in relation to the building - The external appearance of the building including the design and architectural features of the principal elevation, and any side elevation that fronts a highway - The impact of any works under sub-paragraph (1)(c) or (d) of Class AA as set out above - The provision of adequate natural light in all habitable rooms of the new dwellinghouses - Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light - Impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses - Impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area.

Withdrawn Decision Date: 25.02.2021

20/503422/PNOCLA

Prior notification for the change of use of part ground, first, second and third floors from an office to 37 residential units.

For its prior approval to: Transport and Highways impacts of the development. Contamination risks on the site. Flooding risks on the site. Impacts of noise from commercial premises on the intended occupiers of the development.

Prior Approval Not Required Decision Date: 23.09.2020

19/503136/FULL

Erection of a two storey roof extension to facilitate the creation of No. 9 new residential units, upgrading of existing facade, replacement of existing windows, introduction of new entrance doors

at ground floor, provision of a lift overrun above a new lift core, minor changes to internal layout and provision of secured refuse/recycling facilities and cycle parking.

Approved Decision Date: 24.08.2020

20/501500/PNOCLA

Prior Notification for proposed change of use of a building from offices (Class B1(a)) to 38 residential apartments (Class C3). For its prior approval to: Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Impacts of noise from commercial premises on the intended occupiers of the development.

Prior Approval Not Required Decision Date: 15.05.2020

19/505180/PNOCLA

Prior Notification for a proposed change of use of a building from Office Use (Class B1 (a)) to 35no. residential apartments (Class C3). For its prior approval to: Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Impacts of noise from commercial premises on the intended occupiers of the development.

Prior Approval Not Required Decision Date: 09.12.2019

18/506355/PNOCLA

Prior Notification for change of use of a building from B1a offices to 39 residential units. For its prior approval to - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Impacts of noise from commercial premises on the intended occupiers of the development.

Prior Approval Not Required Decision Date: 14.01.2019

18/504015/PNOCLA

Prior notification for the change of use of an office to 39 self-contained residential units. For its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Impacts of noise from commercial premises on the intended occupiers of the development

Withdrawn Decision Date: 19.09.2018

18/502472/PNOCLA

Prior notification for the change of use of offices to 75 residential apartment units. For the Council's prior approval to:

- Transport and Highways impacts of the development;
- Contamination risks on the site;
- Flooding risks on the site; and
- Impacts of noise from commercial premises on the intended occupiers of the development.

Refused Decision Date: 28.06.2018

17/506024/PNOCLA

Prior notification for the change of use of office building to 22 x residential flats. For its prior approval to: Transport and Highways impacts of the development. Contamination risks on the site. Flooding risks on the site. Impact of noise from commercial premises on the intended occupiers of the development

Prior Approval Not Required Decision Date: 15.01.2018

1. DESCRIPTION OF SITE

- 1.1 Economic House, 25-29 London Road is located in the built up area boundary of Sittingbourne, within close proximity to Sittingbourne High Street and forms part of the London Road Trading Estate. The building is constructed as an 11.5m deep and 45m wide four storey block. The main body of the building sits on top of a ground floor podium level

which is set back from London Road by 16m to the north and 20m from the industrial units to the south.

- 1.2 The site area is 0.30 hectares and is occupied by a four storey 1980's brick building and a parking area to the rear. Primary access to the buildings is from the main entrance which is set back from London Road. Vehicular access to the rear of the site is from an undercroft on the western side of the building.
- 1.3 This site is located at the entrance of the London Road Trading Estate. The buildings within the estate are predominantly deep spanning steel framed structures, which are two to three storeys tall. In the area immediately surrounding the trading estate the buildings are more domestic in scale. These buildings range from two storey semi-detached houses to four storeys blocks of flats.

2. PROPOSAL

- 2.1 The original use of the site was for B1 offices; however, there have been several successful applications on the site for a conversion to residential use, although none of these have yet been implemented. These are listed under the planning history above.
- 2.2 This application seeks planning permission to change the façade and fenestration of the existing building. The building would have a predominantly white appearance (utilising a rendered cladding system) with copper and grey vertical panels alongside grey windows.
- 2.3 Two new window openings would be added to the east elevation.
- 2.4 This application was originally submitted to reflect the design and materials shown on the proposed extension being considered under 21/500045/P20AA which has since been withdrawn. The applicant still wishes to make façade and fenestration changes to the existing building, irrespective of the accompanying application being withdrawn.

3. PLANNING CONSTRAINTS

- 3.1 Within an area of Potential Archaeological Importance
- 3.2 Trees at the front of the site are protected by a Tree Preservation Order.

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) and 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 No comments from local residents received.
- 5.2 Cllr Simon Clark requested that the application be reported to committee.

6. CONSULTATIONS

6.1 None.

7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents for application 20/506128/FULL.

8. APPRAISAL

Principle of Development

8.1 The site is situated within the settlement boundary of Sittingbourne where the principle of development is acceptable.

Visual Impact

8.2 The development involves various changes to the exterior of the building, which will be visible in the streetscene. The existing building is large and prominent and clearly visible from public viewpoints when travelling along London Road. Its existing design is of little architectural merit with an imposing and bland brown brick built façade and large sections of glazing. The surrounding streetscene is a mixture of design and materials with render, pebbledash, yellow and red brick present.

8.3 The design changes to the building include the addition of a white render cladding system, insertion of copper and grey vertical panels, and fibre cement cladding. In addition to this the replacement of the existing glazing with slate grey aluminium windows is also proposed.

8.4 The addition of cladding will tidy up and modernise the existing building with the vertical copper and grey panels helping to break up the large sections of cladding. The windows sizes would be reduced but additional character would be introduced by way of the vertical panels leading to a more interesting façade. The design would be cohesive following the same layout with the same materials for every elevation of the building.

8.5 Overall, I consider that the façade and fenestration changes are acceptable and would improve the appearance of the building without causing significant harm to visual amenity.

Residential Amenity

8.6 There are no alterations proposed to the layout of the existing building as part of this application. There are two new window openings proposed to the east elevation where one will be inserted in the second floor and one in the third floor. These openings would not give rise to any additional harmful overlooking as they are located at the same height as numerous existing windows on the east elevation and would not allow for additional views. All other window openings would utilise the existing openings and it is therefore not considered that there will be any additional harmful overlooking.

9. CONCLUSION

- 9.1 The design changes are acceptable and would not cause significant harm to visual or residential amenity – and in my opinion would improve the appearance of the building.

10. RECOMMENDATION

GRANT Subject to the following conditions:

CONDITIONS to include

- (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 details in the form of samples of the external finishing materials to be applied to the building have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

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.

