

<b>2.2 REFERENCE NO - 21/506401/FULL</b>			
<b>APPLICATION PROPOSAL</b> Demolition of two conservatories. Alterations to fenestration including 4 no skylights to north and 1 no skylight to south elevations. Increase of cladding.			
<b>ADDRESS</b> New Barns Farm Box Lane Painters Forstal Faversham Kent ME13 0RU			
<b>RECOMMENDATION</b> – Grant subject to conditions			
<b>REASON FOR REFERRAL TO COMMITTEE</b> - Parish Council objection			
<b>WARD</b> East Downs	<b>PARISH/TOWN COUNCIL</b> Ospringe	<b>APPLICANT</b> Ms Kresse Wesling	
<b>DECISION DUE DATE</b> 18/03/22		<b>PUBLICITY EXPIRY DATE</b> 11/02/22	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
21/502441/FULL	Demolition of 115 sq m of existing floorspace and erection of new commercial building for Elvis and Kresse with associated parking and wastewater treatment facility	Approved	03.08.2021
SW/91/0224	Erection of one and a half storey extension	Approved	07.05.1991
SW/88/0137	Extension to existing dormer	Approved	11.03.1988

## 1.0 DESCRIPTION OF SITE

- 1.01 The site is located within the countryside and within the Kent Downs Area of Outstanding Natural Beauty (AONB). It lies to the southwest of the nearby village of Painters Forstal with Eastling Road to the north and Stalisfield Road to the east, providing access to the Faversham, M2, A2, A251 and beyond.
- 1.02 The application site includes a simply designed bungalow and garden and a hard surfaced parking area. It is accessed from Box Lane behind extensive vegetation to the west. The applicant owns approximately 6ha of agricultural land (including a range of farm buildings) dropping down to the south and east; whilst to the north the land rises through open fields to the nearest residential properties on Eastling Road.
- 1.03 The bungalow in question sits to the northwest of the former main farmyard and its buildings and activities. Whilst farming activities will be continued on the site, planning permission 21/502441/FULL was recently granted for the demolition of some of the former agricultural buildings and for the erection of a new commercial building for the applicant's craft manufacturing business.

## 2.0 PROPOSAL

- 2.01 Planning permission is sought for replacement of the existing red concrete roof tiles with black profiled sheeting, and for the installation black timber cladding on all external walls, which are currently rendered.

- 2.02 These alterations form part of an extensive project of renovation works to the existing bungalow involving the removal of two conservatories located on the north and east elevations, the relocation of the front door from the west to the south elevation, the addition of sliding doors and new windows, the renovation of the existing flat roof dormers, the insertion of rooflights, and the installation of a heat pump. Not all these elements require specific approval as some can be carried out under Permitted Development rights.
- 2.03 The application is accompanied by supporting documentation which aims to explain how the proposed development is a response to the bungalow's existing and proposed setting, and it describes the design ethos and architectural and environmental principles underpinning the proposal.
- 2.04 The applicant has stated:

*“Our plan is to reduce the size of the house while modernising it and dramatically improving its environmental performance with additional insulation, improved windows and replacing the heating fuel boiler with an air source heat pump.”*

*“would like to harmonise the farmhouse and garage block with the rest of the compact farmyard. In the farmyard there are 3 types of materials in use, wood cladding, corrugated steel cladding and corrugated cement roofing. The house has some existing wood cladding, in black, which we intend to continue around the whole house and garage. The roof on the house and garage are concrete tiles (Redland 49s). For the sake of harmony we would like to use Eternit Profile 6 fibre cement roofing, as per the rest of the farm buildings.”*

Also adding:

*“Renovate the farm house to create a modern and efficient family home using the existing structure.*

*Using low carbon materials, we will increase the insulation levels so that we can remove the need for the existing heating oil boiler and replace with a sustainable heat pump.”*

### **3.0 PLANNING CONSTRAINTS**

- 3.01 Area of Outstanding Natural Beauty KENT DOWNS

### **4.0 POLICY AND OTHER CONSIDERATIONS**

- 4.01 The National Planning Policy Framework (NPPF)  
Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

ST1 Delivering sustainable development  
CP4 Requiring good design  
DM14 General development criteria,  
DM19 Sustainable Design and Construction,  
DM24 Conserving and enhancing valued landscapes,  
DM26 Rural lanes

Supplementary Planning Guidance (SPG): “Designing an Extension- A guide for householders”  
Kent Downs Area of Outstanding Natural Beauty Management Plan

## 5.0 LOCAL REPRESENTATIONS

5.01 No response from local residents has been received.

## 6.0 CONSULTATIONS

6.01 Ospringe Parish Council commented as follows:

*“we were concerned that some details of the proposals on the application form did not correspond with details found elsewhere in the paperwork, and in some cases were contradictory. We also could not find any detail of the proposed porch addition. We would like the details clarified and the contradictions resolved and would like then to comment further. In the meantime, and in relation to the details thus far provided, we are not in favour of the proposed re-roofing of the building being in black eternit profile 6 fibre cement as this has an industrial appearance which is not well suited to a residential building. We would prefer to see conventional roof tiles as per existing rather than industrial-style roofing. Moreover, from an environmental point of view – and we noted that the applicant is championing environmental gains which we support – it would be better to retain the existing roof tiles and supplement these if extra are needed for the proposed work on the building, rather than re-cover the whole roof in new materials. We also felt that the extensive black wall cladding would be unattractive.”*

6.02 In relation to some of these comments I should clarify that the details as set out on the application form do refer to additional works. But the drawings and the description of the application do not, as the applicants decided not to pursue these, although the application form itself could not be changed (see more about this below).

6.03 The Parish Council's comments were forwarded to the applicant who provided additional information to expand upon the rationale for the design and environmental aspects of the proposal:

*“We would like to thank the Parish Council for their consideration. We apologise that there are some documents on the Planning Portal which contradict the actual application. When we completed the application with Swale we unfortunately could not delete that initial set of documents from the Planning Portal.”*

*“The bungalow sits very much within a tight grouping of farm buildings, it doesn't have a separate residential identity. Instead of trying to make the bungalow dominate we are keen to let it disappear and be one of the barns. This disappearing act is also why we are reducing its size (removing 2 unsightly conservatories) and not increasing the footprint. Extending the black cladding, which we have very much taken from the buildings on site and the local vernacular, will also help the building to blend in. The roofing choice, as well, is to blend in with the other barn roofs (and the roof of the workshop that is in progress). There is a genuine opportunity for symmetry here which we don't want to miss. From a design perspective, we are primarily concerned with ensuring that we have a simple cohesive site, which means sticking to the existing pallet of materials - corrugated sheeting and black cladding are the dominant materials.”*

*“We also apologise if we were not clear about the existing roof. The tiles are not in good repair and will have to be replaced, what we would rather do is replace them in harmony with the other buildings rather than go for a 'like-for-like' replacement option which although would not require permission would let the buildings down.”*

6.04 The Parish Council was made aware of these points, but I have since been informed that none of the Councillors wished to alter their initial views.

## **7.0 BACKGROUND PAPERS AND PLANS**

7.01 Application papers for application 21/506401/FULL

## **8.0 APPRAISAL**

### **Principle of Development**

8.01 This application is principally for two main elements (replacement roofing and addition of cladding) of a larger renovation project and the environmental upgrading of a dated and inefficient single storey residential property. Some other minor aspects are in fact Permitted Development so I am focussing on these two matters referred to above.

8.02 I consider that the removal of the existing red cement tiles would be of benefit to the property and the area generally. They are in a poor state, an outdated colour and given the overall masterplan of the site, the replacement black Eternit Profile 6 fibre cement roofing will match that approved elsewhere, and previously supported by the AONB unit, on the wider site. Additionally, the property, and the roof in particular is well screened from outside the site, given the established vegetation and the topography of the land.

8.03 I appreciate the distinction that is usually made between residential farmhouses and their associated agricultural buildings, but given the modern and simple nature of the bungalow I see no need to seek to maintain its current character. With the specific site circumstances including the close proximity of all the buildings here I consider that a case to support the changes proposed can be made.

8.04 The renovation of the property as proposed will lend it an affinity with the agricultural and commercial buildings already approved on the site and its appearance would be appropriate to its context. The use of predominantly black cladding on the elevations and roof is considered appropriate to the rural context, and the incorporation of sustainable design measures is welcomed.

### **Visual Impact**

8.05 The property is largely contained in views from the wider landscape due to topography, existing vegetative screening along the south-eastern boundary of the site, and the proposed siting north of existing/approved new structures.

8.06 I note the view of the Parish Council that they consider the black cladding would be unattractive. However, this will be in line with the other buildings on the site and in the vicinity, and black timber cladding is not an unusual or inappropriate sight within the rural context.

### **Residential Amenity**

8.07 The elements proposed here will not increase or alter the use of the residential property and as such will not impact on the residential amenity of any of the neighbours, particularly given the nearest property being some distance away

### **Highways**

- 8.08 The elements proposed here will have no impact on existing vehicle movements from the site and as such will have no impact on highway safety or convenience.

### **Landscaping**

- 8.09 Views of the farmhouse from outside the site are extensively screened by existing vegetation and the topography of the land and as such no additional landscaping is being proposed here. Ongoing management of the site and the proposed regenerative agricultural plan for the wider site is ongoing and not dependant on this application.

### **Other Matters**

- 8.10 I note the comments from the Parish Council regarding their preference, from an environmental point of view, for the existing roof tiles to be retained however the applicant has confirmed that those existing are in a poor state and are required to be replaced. In an effort to increase the environmental credentials of the building they are therefore using this opportunity to increase the insulation levels.

## **9.0 CONCLUSION**

- 9.01 This is a small-scale householder application for elements of a larger renovation project to a dated and inefficient property. Whilst the new roofing and cladding proposed will change the appearance of the property I consider they will enhance the appearance of the building generally with the added benefit of producing a more energy efficient building.

## **10.0 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 roofing and cladding materials to be used on the external surfaces hereby permitted shall be Eternit Profile 6 fibre cement in black and black stained timber weatherboarding.

Reason: In the interests of visual amenity and conserving the natural beauty of the Kent Downs Area of Outstanding Natural Beauty.

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

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 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 instance:

The application was acceptable as submitted and no further assistance was required.

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.

