

2.6 REFERENCE NO - 14/503388/FULL		
APPLICATION PROPOSAL Replacement of windows fascia and guttering to front elevation of building as amended by revised technical details received by email 27th March 2015.		
ADDRESS 80 St Johns Road Faversham Kent ME13 8EN		
RECOMMENDATION Approve, subject to outstanding representations (closing date 2 June 2015)		
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 Abbey	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr Clive Kennett AGENT
DECISION DUE DATE 03/12/14	PUBLICITY EXPIRY DATE 03/12/14	

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. St Johns Road is a typical Victorian residential street featuring traditional terraced cottages which originally featured timber sash windows.

1.02 The property currently features wooden windows which do not exhibit a traditional style i.e. they feature a single large pane with a top-hung fanlight above.

2.0 PROPOSAL

2.01 The proposal seeks to replace the existing windows on the front elevation of the property with UPVC sliding sash windows – one window at ground floor and one window at first floor level.

2.02 In addition to replacing the windows, the gutters and fascias would be renewed with similar to existing.

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 The Faversham Society considers the application should be refused because use of UPVC framing in a conservation area with an article 4(2) is inappropriate to the age and character of the building.

6.0 CONSULTATIONS

6.01 Faversham Town Council object. They also comment that all gutters and fascia should be the same material as windows.

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. I always encourage the use of timber for replacement windows in a conservation area, but in this case the applicant is very keen to use uPVC for maintenance reasons as the property is let, and it is quite clear that the proposed sliding sash windows would enhance the character of the conservation area, streetscene and the property itself. They are clearly by their traditional configuration an improvement on the existing windows which are completely out of character with this traditional building.

7.02 I initially had some concerns over the detailed design and considered that amendments relating to the windows were necessary to make the proposal acceptable. The applicant was provided with the opportunity to submit amendments to the scheme, they were forthcoming and my concerns have been addressed.

7.03 I would therefore suggest that to replace the present poorly designed windows with sliding sash windows, albeit in uPVC but with well-designed details, will be an improvement to this property and the area in terms of design and appearance, complying with the requirements of policy E15, making the proposal acceptable.

7.04 In terms of the fascia and guttering the propose like-for-like change is neutral in my view and can be accepted.

8.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS

(1) The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which the permission is granted.

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

(2) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Reasons: In the interest of preserving or enhancing the character and appearance 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.