

2.2 REFERENCE NO - 15/503893/FULL		
APPLICATION PROPOSAL Proposed rear elevation glazed doors and internal alterations, as amended by drawing 03 REV C received 10 November 2015		
ADDRESS 9 Goldings Wharf Belvedere Road Faversham Kent ME13 7FB		
RECOMMENDATION - Approve		
REASON FOR REFERRAL TO COMMITTEE Town Council Objection		
WARD Abbey	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Steve Muddin AGENT FDA Chartered Architects
DECISION DUE DATE 03/08/15	PUBLICITY EXPIRY DATE 03/12/15 for Town Council re-consultation	

1.0 DESCRIPTION OF SITE

1.01 The property is a fairly new three storey mid-terrace town house situated within the built-up area boundary of Faversham and within the Faversham conservation area. It is one of a number of houses that had permitted development rights for alterations removed when the original planning permission was granted, hence the need for this application.

2.0 PROPOSAL

2.01 The proposal is for the removal of the present ground floor rear fenestration (a rear door and a separate pair of narrow French doors) and its replacement with a row of four glazed doors. The new arrangement would feature two central opening doors, with a non-opening door at each end. The drawings originally submitted showed four fully glazed doors which were considered inappropriate. Amended drawings show four more traditional French doors with solid panels at the lowest part of the door.

3.0 PLANNING CONSTRAINTS

Conservation Area Faversham
Environment Agency Flood Zone 2

4.0 POLICY AND OTHER CONSIDERATIONS

Swale Borough Local Plan 2008: Saved policies E1, E15, E19 and E24.

5.0 LOCAL REPRESENTATIONS

5.01 One email of no objection has been received.

5.02 A letter of objection reflecting the concerns of the Town Council has also been received from a local resident.

6.0 CONSULTATION RESPONSES

6.01 Faversham Town Council raised objection to the original proposal, with reference to the form of the doors, the fact that the design was not symmetrical, and over the brick soldier course over the proposed doors.

7.0 APPRAISAL

7.01 in this case the property is of a good design and within a conservation area, but is still a modern building. Permitted Development rights were removed in order to control inappropriate alterations to these properties.

7.02 The original design submitted showed doors of a design not in keeping with the host building. However, the drawings now submitted are of a far more appropriate design, which I consider to be acceptable.

7.03 However, I too am of the opinion that the brick soldier course above the doors should be of a brick arch design, as seen over the windows above, and have thus thought it prudent to include condition 4 below.

7.04 As such, I believe that the concerns of the Town Council have been addressed via the new drawings and the brick-arch condition. The Town Council has been re-consulted on 12 November, but so far they have not responded and at this time their objection still stands as their only response to the application.

7.05 With regard to the issues of symmetry, it should be noted that the existing rear elevation is not symmetrical, and the new doors have merely followed this original form.

7.06 In view of the above, I recommend that the proposal be approved, subject to strict conformity with the conditions listed below.

8.0 RECOMMENDATION – Grant subject to the following 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.

Reasons: 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reasons: In the interests of visual amenity.

- (3) Detailed drawings at a suggested scale of 1:5 of all new external joinery work together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reasons: In the interest of visual amenity and to ensure that the details are correct before commencement takes place.

- (4) Notwithstanding the drawings submitted, new drawings showing a brick arch over the proposed doorway, rather than the soldier course shown on the submitted drawings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with the approved drawings.

Reasons: In the interest of visual amenity and to ensure that the details are correct before commencement takes place.

Council's approach to the application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case, the proposal was deemed to be acceptable subject to the amended drawings, and the receipt of drawings showing a brick arch over the doors as required by condition.

- 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.