

ADDENDUM

Application No: Y19/0231/FH

Location of Site: 20 Encombe, Sandgate, Folkestone, Kent, CT20 3DE.

Development: Erection of a three storey block of five (two-bedroom) apartments following the demolition of No. 20 Encombe with associated parking and landscaping.

Applicant: Sunningdale House Developments Ltd

Agent: Hume Planning Consultancy Ltd

Date Valid: 28.03.19

Expiry Date: 23.05.19

PEA Date: 04.09.19

Date of Committee: 27.08.19

Officer Contact: Adam Tomaszewski

RECOMMENDATION:

That planning permission be granted subject to the conditions set out at the end of the addendum report and that delegated authority given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

1.0 INTRODUCTION

1.1 At the meeting of the Planning and Licensing Committee on 2nd July 2019 it was resolved to defer consideration of application Y19/0231/FH pending clarification on the plans regarding the room layout. During discussion on the application Members also sought clarification on the distances between the proposed building and 21 Encombe and ensuring that the 7 parking spaces proposed were maintained and retained permanently for the residents of 20 Encombe.

2.0 REPRESENTATIONS

2.1 Since the application was last reported to Committee no additional letters/emails of objection have been received.

3.0 CONSULTATIONS

- 3.1 Since the application was last reported to Committee no further comments have been received from consultees.

4.0 APPRAISAL

- 4.1 The original officer report is appended to this addendum. This addendum provides further clarification on the issues raised by Members at the meeting.

Room Layout/Windows

- 4.2 The original committee report detailed at paragraph 8.18 that there would only be three small bathroom windows on the east elevation that would be visible to 21 Encombe, and that these would be obscure glazed and as such not considered to result in any risk of overlooking of the neighbouring property. Whilst there would only be 3 visible windows to 21 Encombe, it was inaccurately detailed in the original report that these would be bathroom windows. The single window on the 2nd floor would be in a utility room sited off a WC but the two windows on the 1st floor would be to bedrooms. In order to further clarify matters annotations have been added to the elevation plans to show that the cill heights of these windows would be set at 1.7m above internal finished Floor Level (FFL) to restrict outlook and minimise possible overlooking in the neighbours direction as a person of average height would not be able to see out of them. At the first floor the two side facing windows serve bedroom 1 and bedroom 2 to Unit 4. The side facing window at second floor level serves a small utility off a WC and has a cill height of 1.7m above FFL. Windows set at 1.7m from FFL are not considered in planning terms to result in a risk of overlooking and this is considered to be the case in these circumstances. There are windows at ground floor but these will be well below the ground level of the adjoining property (21 Encombe) and it would not be possible to overlook from this level.
- 4.3 The drawings also clarify that there would 1.8m high frosted balustrade on the balconies to the eastern side to further safeguard against overlooking the front garden of 21 Encombe. This can be secured by condition.
- 4.4 Given the cill heights for the windows on the 1st and 2nd floors would be at 1.7m it is not considered that there would be potential for an unacceptable level of overlooking of 21 Encombe and as such it would not be necessary to require these windows to be obscure glazed.
- 4.5 It should also be mentioned that whilst these windows would normally be considered quite small for bedrooms there would also be a roof light for each bedroom which would provide additional light to the rooms, as such it is not considered that the rooms would result in an unacceptable level of residential amenity for future occupiers.

Separation distances between 20 & 21 Encombe

- 4.6 There was some additional confusion about the distance of separation from the proposed development to 21 Encombe. This stemmed from the point of reference for measurement to 21 Encombe, some points were to the boundary of the property and others were to the elevation of the property. All figures

quoted in the original report and the design and access statement were correct. However to clarify the issue, the distance to the boundary of 21 Encombe from the first floor level of the proposed development would measure 4.8 metres and from the second floor level it would measure 7.8 metres at the closest point of separation at this level, increasing to 8.6m for the remainder of this flank elevation.

Height

4.7 There would be a maximum height difference of 750mm between the roof of the proposed development and the roof of 21 Encombe.

Parking

4.8 The number of parking spaces for the adjoining apartment development was also queried, and the applicant has sought to provide further clarification on this. The parking layout for the Sandgate Pavilions application - Y18/0022/NMA as amended, approved a total of 58 parking spaces, including visitor spaces.

4.9 The current application proposes using 7 of these spaces to serve the proposed 5 apartments at 20 Encombe. The KCC parking requirement for the proposed development would be 5 spaces in total for the apartments and 1 visitor space. The applicant is proposing 5 spaces for the apartments and 2 visitor spaces so would exceed KCC's requirements by one additional visitor space. These spaces would be secured by a condition that ensures they are maintained and kept available for the occupiers of 20 Encombe at all times.

4.10 Since this application was presented to the Planning and Licensing Committee the applicant has provided a Parking Statement which confirms additional measures to ensure the car parking allocation will remain for the exclusive use of the future residents of 20 Encombe. These measures will also be secured by condition and include:

- The parking spaces for both 20 Encombe and Sandgate Pavilions developments will be conveyed to the buyer of each apartment. The covenant will ensure that when the apartments are sold, they will include an allocated parking space.
- All seven of the parking spaces, including the visitor spaces, will have signage to state that they are reserved exclusively for residents of 20 Encombe.

4.11 The use of 7 of the spaces for 20 Encombe would leave 51 spaces to serve the 36 apartments currently under construction on the adjacent site. Whilst the Sandgate Pavilion's permission approved a total of 58 spaces, this exceeded the parking requirement for a development of this size. The allocation for the 36 apartments totalled 47 resident's parking spaces, which exceeded the KCC requirement as it provided 2 spaces per 2 bed apartments, when the requirement is only 1 space per 2 bed apartment. The 51 spaces that would remain available for the 36 apartments would still therefore represent an overprovision of at least 4 spaces. As such the parking section in the original

report remains an accurate representation of the parking aspect of the proposed development and there is no objection on parking grounds.

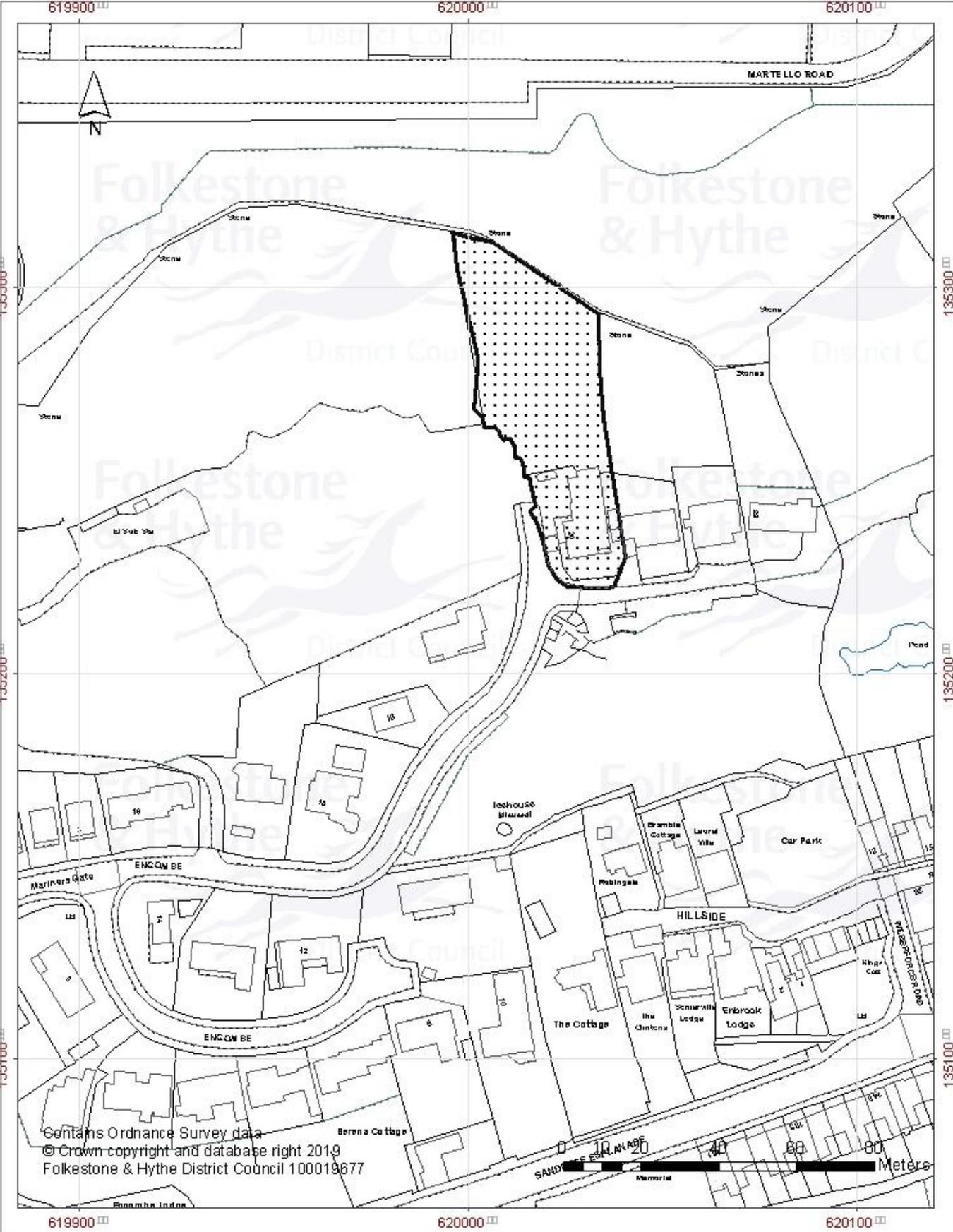
5.0 CONCLUSION

5.1 This addendum report provides clarity on the issues raised during the Planning and Licensing Committee on 2nd July 2019 and it is still recommended that planning permission should be granted.

RECOMMENDATION – That planning permission be granted subject to the following conditions and that delegated authority given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

1. Standard 3 year permission.
2. Materials.
3. Provision and retention of vehicle parking spaces.
4. Sustainable surface water drainage scheme.
5. Verification report pertaining to the surface water drainage scheme.
6. Contamination.
7. Land stability condition.
8. Detail of foundation design
9. Maximum water use calculations.
10. Restriction of the use of piling in foundation design.
11. Badger mitigation strategy.
12. Ecological enhancement.
13. Tree Protection measures and inspection.
14. Hard and Soft Landscaping.
15. Details of boundary treatments.
16. Cill heights.
17. 1.8m obscure glazed balustrade on the eastern side of the balconies.

Y19/0231/FH
20 Encombe
Sandgate



DCL/19/10