

Application Number	17/01602/AS
Location	Flats 1 – 27 Martin House, Little Chequers, Wye
Grid Reference	05181/46496
Parish Council	Wye with Hinxhill
Ward	Wye
Application Description	The replacement of existing uPVC windows for reason of repair
Applicant	Ashford Borough Council Community & Housing Department
Agent	N/A
Site Area	0.03 ha

(a) 18/0 (b)X (c)-

Introduction

1. This application is reported to the Planning Committee because the applicant is Ashford Borough Council Community & Housing Department.

Site and Surroundings

2. The application site comprises 3No. blocks of two storey flats with associated parking.
3. The buildings are located within an estate of Council owned properties including bungalows as well as two storey terraced dwellings. A number of dwellings have been sold privately since their construction. The estates design comprises a number of cul-de-sacs. Martin House is located at the junction of Little Chequers and Longs Acre.
4. The property comprises uPVC doors and windows in varying degrees of condition.
5. A site location plan is attached as an annexe to the report.



Figure 1 – Site Location Plan

Proposal

6. Full planning permission is sought for the replacement of the existing uPVC windows for reasons of repair to all three blocks of flats. The existing windows are primarily large single panes with top openings. The proposed plans show a mix of double and triple pane windows with upper and side openings. The existing windows were installed over 25 years ago.
7. The proposed development would:
 - Improve the thermal performance and security features and replacing them now will provide residents with improved thermal comfort, lower energy bills and greater security;
 - Improve existing failing ironmongery;
 - Avoid the need for the piecemeal repair of failing ironmongery and glazing that would not be cost effective;
 - Result in improved “pull out” strengths than afforded by the existing windows;

- Provide for additional fanlights to allow residents greater flexibility;
- Provide increased privacy and security to residents where the ground floor bathroom window is currently a single top hung sash to a fanlight over top hung;
- Provide an easier method of emergency escape by use of side hung casements and allow for easier cleaning.

ALL WINDOWS ARE TO BE REPLACED WITH WHITE UPVC DOUBLE GLAZED UNITS



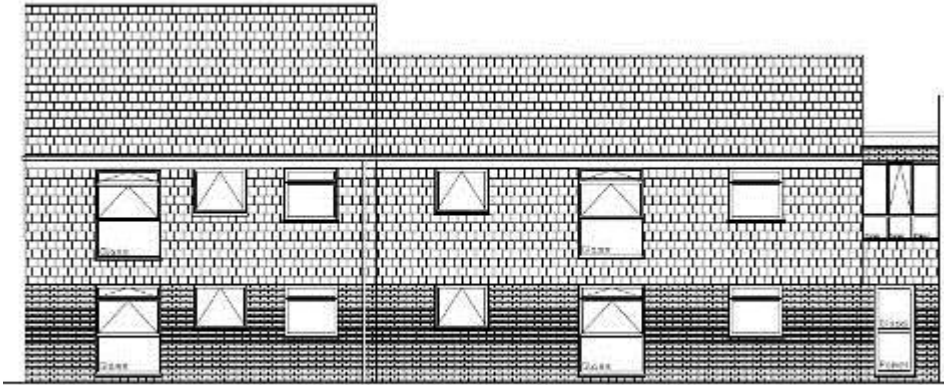
Figure 2 – Proposed north & south elevations



Figure 3 – Proposed side & front elevations



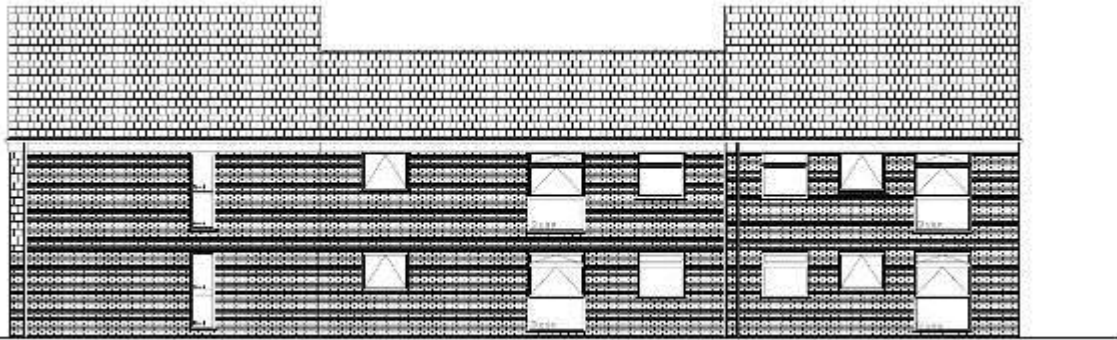
Figure 4 – Existing front & rear elevations



1 - 6 Martin House - Side Elevation - Existing

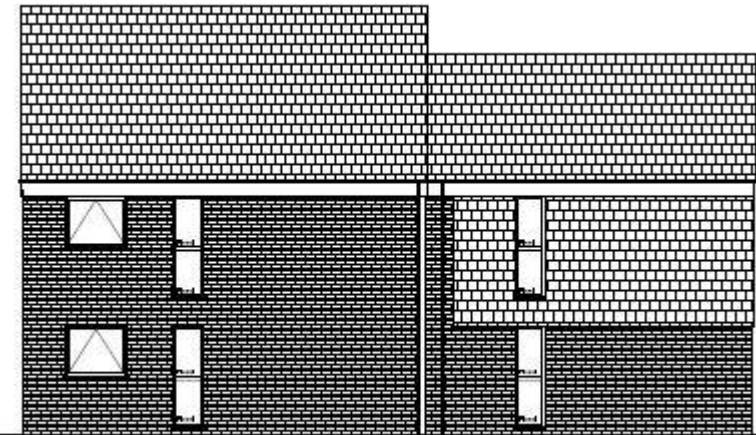


1 - 6 Martin House - Side Elevation - Existing



7 - 10 Martin House - Side Elevation - Existing

1 - 5 Martin House - Side Elevation - Existing



16 - 21 Martin House - Side Elevation

Figure 5 - Existing side & front elevations



Figure 6 – North elevation



Figure 7 – View to south east from footpath



Figure 8 - View of south west corner of site



Figure 9 - Expanded view of northern elevation facing onto Little Chequers.

Planning History

8. There is no relevant planning history for this particular property.

Consultations

Ward Members: No representation received at time of writing

Wye Parish Council: No representation received at time of writing

Neighbours: 18 neighbours consulted; no representations received at time of writing

Planning Policy

8. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed 'Main Changes' to the draft Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now ended. At present the policies in this emerging plan can be accorded little or no weight.

The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 Guiding Principles for Sustainable Development and High Quality Design

CS9 Design Quality

Tenterden & Rural Sites DPD 2010

TRS17 Landscape Character and Design

Local Plan to 2030

SP1 Strategic Objectives

SP6 Promoting High Quality Design

ENV3 Landscape Character & Design

9. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Landscape Character Assessment SPD 2011

Government Advice

National Planning Policy Framework (NPPF) 2012

10. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 14 sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 17: Inter alia, one of the 12 core planning principles include:

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

Assessment

11. The main issues for consideration are:

- Visual Amenity
- Residential Amenity

Visual Amenity

12. The change to the visual appearance of the windows is minor and would improve the thermal efficiency of these properties as well as being more cost effective and improving security and privacy for residents. I do not consider that the development would represent visual harm to the street scene.

Residential Amenity

13. Given the nature of the development proposed, there would be no impact upon the residential amenity of the neighbouring properties.

Human Rights Issues

14. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

15. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

16. For the reasons above, I therefore recommend that the application is approved as it accords with the relevant Development Plan policies and there are no overriding material considerations to suggest otherwise.

Recommendation

Permit

on the following grounds:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

4. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

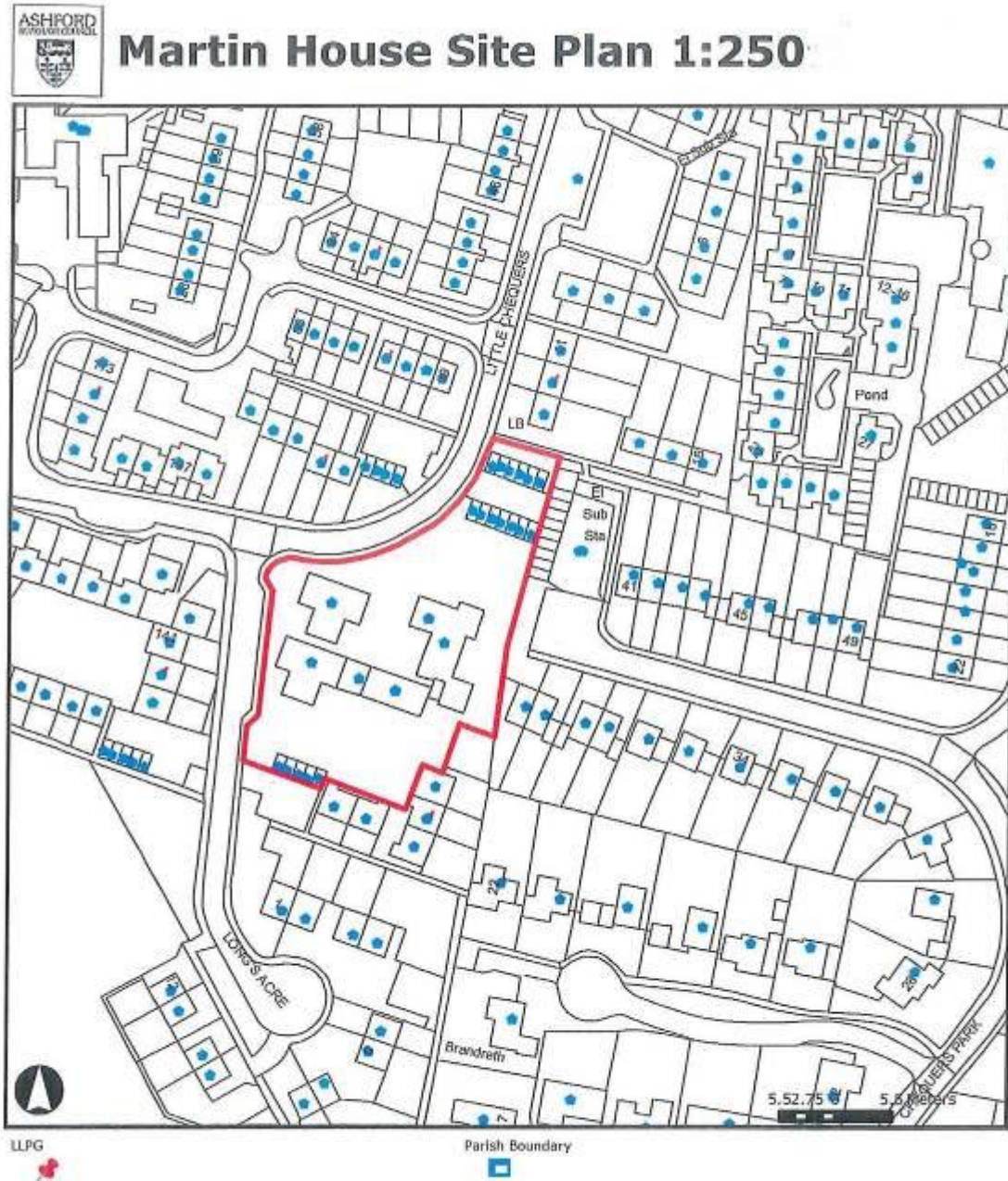
All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/16021/AS.

Contact Officer: Nathan Wookey

Telephone: (01233) 330504

Email: Nathan.wookey@ashford.gov.uk

Annex 1



All rights reserved. Licence Number 100024427
This product includes mapping data from
 Ordnance Survey with the permission of the
 Controller of Her Majesty's Stationery Office ©
 Crown Copyright.
 All rights reserved.