

- a) **DOV/15/00445 – Variation of Condition 2 of planning permission DOV/13/00370 – to vary drawings to allow alterations to the bike store, landscaping and refuse storage - St Giles Cottage, Old Folkestone Road Aycliffe**

**Reason for report:** Number of contrary views.

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policies and Guidance**

Core Strategy (CS) Policies

- Development within the urban confines is acceptable in principle, subject to design and highway criteria.

National Planning Policy Framework (NPPF)

- The NPPF has 12 core principles which amongst other things seek to secure high quality design and a good standard of amenity for all existing and future residents.
- NPPF – is relevant as the proposal should seek to be of a high design quality and take the opportunity to improve the visual quality and character of the area. Paragraphs 17, 56-59 and 64 seek to promote good design and resist poor design.
- Section 8 of NPPF promotes healthy communities to enhance the sustainability of communities and residential environments.

- d) **Relevant Planning History**

DOV/13/00370 – for the erection of two detached buildings incorporating 12 flats, offices, and communal living area, associated car parking and landscaping. Granted subject to conditions.

- e) **Consultee and Third Party Responses**

Environmental Protection Officer: No observations

Kent PROW Officer: A TRO had been granted to close the footpath for 6 months – which expired in January 2014.

Parish Council: Objects to the decrease of parking spaces and impact on on-street parking. Impact on right of way (footpath). The re-consulted proposal, the Council noted the ongoing concerns regarding access to the site and sought confirmation that there will not be access to the site from St Giles Road.

CPRE: Objects to reduction in parking and the impact upon the footpath.

KCC Highways: No comments to make.

Fifteen letters of representation have been received against the initially submitted proposal in the application. These concerned the loss of parking spaces, access to the site, the use of the adjacent public footpath.

The representations received centre around the proposal as originally submitted which has consequently been amended. The amended proposal does not involve the loss of car parking spaces, it does not change the access to the site and does not propose to impinge upon the footpath.

f)

## 1. **The Site and the Proposal**

### Site

- 1.1 The scheme granted in 2013 has been constructed and mainly ancillary works remain to be undertaken. The development on the site comprises two buildings; one facing onto St David's Avenue, the other which is further into the site and can be seen from Old Folkestone Road.
- 1.2 The proposal, currently under consideration, seeks a minor amendment to the cycle storage and bin storage areas. The cycle storage and bin storage areas are enclosed and located in a similar location as the previously approved storage areas. The provision of cycle storage is now in two locations on the site; one in a similar position as the previous approval and the other closer and just behind to the building that fronts St David's Avenue.
- 1.3 The submitted plans show the approved 7 car parking spaces retained, but one of the spaces slightly longer, with the subsequent landscaping adjacent to this space reconfigured.

## 2.0 **Main Issues**

- 2.1 The changes would have no material visual impact on the street scene, as the re-arrangement of the cycling spaces is proposed within the general envelop of the built area. The amended layout does not make a material change to the overall appearance of the site and the way it will function.
- 2.2 The rearranged cycle parking represents a slight improvement because a set of cycle racks is proposed to serve the northern-most building and a set of racks is proposed to serve the southern-most building. This ensures that racks are kept closer to the northern-most building which will be more convenient to its occupiers.
- 2.3 There are no highway implications with the as amended drawings as there are now no changes to the number of car parking spaces and no changes to the access to the site.

## 3.0 **Conclusion**

- 3.1 This application has been amended. The initial submission attracted a number of public objections and comments. The amended drawings now show that there would be no changes to the number of parking

spaces, the access is confirmed from Old Folkestone Road and there is confirmation that no access will be taken from the adjacent footpath. These amendments have removed those aspects of the initial submission that were controversial. The amended drawings have only attracted further comment from the Parish Council, with regard to access from St Giles Road. The drawings do not show an access from St Giles Road.

- 3.2 The variation in Condition 2 is now for matters that are inconsequential and relate to improvements to the cycle and bin storage areas, which are considered to be acceptable.

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**Recommendation**

- I PLANNING PERMISSION BE GRANTED, subject to conditions set out in summary i) to repeat the relevant conditions on the approved application 13 00370 ii) to require the development to be carried out with the plans now approved
- II Powers be delegated to the Head of Regeneration and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer:

Vic Hester