

REPORT SUMMARY

REFERENCE NO - 19/02244/FULL		
APPLICATION PROPOSAL Erection of a single storey one bedroom dwelling		
ADDRESS 2 Belgrave Woodbury Road Hawkhurst Cranbrook TN18 4BZ		
RECOMMENDATION to GRANT planning permission subject to conditions (please refer to section 11.0 of the report for full recommendation)		
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> - The site is located within the Limits to Built Development where the principle of the development is considered acceptable. - The scale, location and design of the development would respect the context of the site and preserve the visual amenity of the street scene. - There would not be any significant adverse impact upon occupants of neighbouring properties. - The proposed parking layout would make adequate independent parking provision for the resulting property and would facilitate safe access to the highway. - The proposal would not result in a significant increased risk in flooding in the area. - Other environmental impacts have been assessed and there are not any which are potentially significant and which cannot be controlled by conditions. 		
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL The following are considered to be material to the application: Contributions (to be secured through Section 106 legal agreement/unilateral undertaking): N/A Net increase in numbers of jobs: N/A Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: N/A The following are not considered to be material to the application: Estimated annual council tax benefit for Borough: £178.76 Estimated annual council tax benefit total: £1804.53 Annual New Homes Bonus (for first year): £1000.00 Estimated annual business rates benefits for Borough: N/A		
REASON FOR REFERRAL TO COMMITTEE The application has been called into the planning committee by Councillor Palmer for the following reasons: <ul style="list-style-type: none"> - The location and context of the development within its surroundings. - The impact on the neighbouring property's amenities and local environment. 		
WARD Hawkhurst & Sandhurst	PARISH/TOWN COUNCIL Hawkhurst Parish Council	APPLICANT Mr A Camp AGENT Mr P Nicholls
DECISION DUE DATE 09/12/19	PUBLICITY EXPIRY DATE 12/11/19	OFFICER SITE VISIT DATE 22/10/19
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		

19/01446/FULL	Variation of Condition 2 of Planning Permission 18/00500/FULL (Demolition of existing side and rear extensions and erection of 2No. 2 bed dwellings with relocation of vehicular access) - Condition 2 (Change to design, drawing number to be changed)	Approved	12/07/19
18/00500/FULL	Demolition of existing side and rear extensions and erection of 2No. 2 bed dwellings with relocation of vehicular access	Approved	16/04/18
17/03943/FULL	Erection of 1 No. detached one-bedroom starter home with associated access, parking and landscaping	Refused	18/01/18
17/02365/FULL	Erection of 1 No. detached one-bedroom starter home with associated access, parking and landscaping	Refused	05/09/17
17/00383/FULL	Erection of 1 No. detached one-bedroom starter home with associated access, parking and landscaping	Refused	03/04/17
16/501379/FULL	Demolition of existing double garage and erection of a single storey one bedroom dwelling.	Approved	13/04/16
77/00111	Double garage and access	Approved	01/04/77

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site, 2 Belgrave, a generally rectangular shaped plot of approximately 0.026ha comprises an area of hardstanding towards the front (east) of the plot and until recently hosted a single storey garage relatively centrally within the plot. The rear of the site is largely grass surfaced. The site presently forms part of the garden to no. 2 Woodbury Road (a semi-detached two-storey dwelling). The site is located on the west side of Woodbury Road in the Hawkhurst Parish of the Borough. The east and north boundaries of the site are largely marked with planting and hedging. The south is marked by fencing and the front (west) is relatively open.
- 1.02 The site is located within a predominantly residential area. To the immediate north of the site lies a two storey terrace row comprising of four properties (Woodbine Cottages). To the immediate south lies the existing two storey semi-detached property comprising nos. 1 and 2 Belgrave. To the rear and east lies terrace row that fronts onto Cranbrook Road known as Daintons Cottages. Opposite the site lies another terrace row comprising of three properties. The immediate area is generally not characterised by a single property design, scale or external finish.
- 1.03 The level of land drops significantly to the west. The gardens for Daintons Cottage are situated on a significantly lower level than the application site. The level of land also drops to the north. Woodbury Road is narrow and restricted in width further by on-street parking. Not all of the dwellings on Woodbury Road have off-road parking.
- 1.04 Planning permission has previously been granted for the erection of a single storey one bedroom dwelling to the rear of the site under 16/501379/FULL, however this permission has now lapsed. Permission has also previously been granted for the

demolition of existing side and rear extensions to number 2 Belgrave and the erection of two 2 bed dwellings to the front of the site under 18/00500/FULL and varied under 19/01446/FULL, which would make the semi-detached property hosting 1 and 2 Belgrave a terrace row comprising of four properties. This permission is yet to be implemented, but has not yet expired.

- 1.05 The application site is located inside the Limits to Built Development and within an Area of Outstanding Natural Beauty (AONB).

2.0 PROPOSAL

- 2.01 The application, to some extent, is a re-submission of 16/501379/FULL and seeks permission for the erection of a single storey one bedroom dwelling to the rear of the site.

- 2.02 The proposed dwelling is to front towards the west and have a garden to the south and west with a parking space to the north. The property is proposed to be accessed using the same access approved under 19/01446/FULL which is to run along the north boundary of the plot. A 2m boundary fence is proposed along the north boundary of the plot and to mark the west boundary of the proposed garden. The south and east boundary treatments are proposed to remain largely unaffected.

- 2.03 The proposal is of a contemporary design, similar to that previously approved at the in 2016, but now sits slightly more centrally in the plot than previously approved. A full height window serving the bedroom as opposed to the previously approved twin high level window is also now proposed. The dwelling is proposed to be finished in Hardiepanels in a cobblestone colour and cladding. The roof is to comprise Kingspan Trapezoidal insulated roof panel in quartz grey colour. The windows are proposed to pvcu in grey colour.

3.0 SUMMARY INFORMATION

	Previously approved under 16/501379/FULL	Proposed	Change (+/-)
No. of storeys	1	1	-
Max height	3.85m	3.85m	-
Max eaves height	2.10m	2.10m	-
No. of bedrooms	1	1	-
Parking spaces	1	1	-

4.0 PLANNING CONSTRAINTS

- Agricultural Land Grade 3 Agricultural Land Classification Grade 3
- Area of Outstanding Natural Beauty AONB (*statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000*)
- Inside Limits to Built Development (LBD)
- Potentially Contaminated Land + 50M Buffer

5.0 POLICY AND OTHER CONSIDERATIONS

**The National Planning Policy Framework 2019 (NPPF)
National Planning Practice Guidance (NPPG)**

Tunbridge Wells Borough Core Strategy 2010

Core Policy 1: Delivery of Development
Core Policy 3: Transport Infrastructure
Core Policy 4: Environment
Core Policy 5: Sustainable Design and Construction
Core Policy 6: Housing Provision
Core Policy 13: Hawkhurst
Core Policy 14: Development in Villages and Rural Areas

Tunbridge Wells Borough Local Plan 2006

Policy EN1: Development Control Criteria
Policy EN16: Protection of Groundwater and other watercourses
Policy EN18: Flood Risk
Policy EN25: Development affecting the rural landscape
Policy TP4: Access to Road Network
Policy TP5: Vehicle Parking Standards

Hawkhurst Neighbourhood Plan

Policy HD1: Site Selection Criteria
Policy HD2: Future Housing Mix
Policy HD3: Modern living
Policy HD4: Design Quality
Policy LP1: Views to Open Countryside
Policy LP2: AONB Support

Supplementary Planning Documents:

Landscape Character Area Assessment 2018: Hawkhurst Wooded Farmland
Renewable Energy SPD

Other documents:

Kent Design Guide Review: Interim Guidance Note 3 (Residential parking);
High Weald AONB Management Plan

6.0 LOCAL REPRESENTATIONS

6.01 Site notices were put up on the 22/10/19 notifying neighbours of the application. Nineteen letters of objection have been received raising the following, summarised, concerns:

- Land fall away, banks slipping.
- Surface drainage and flooding issues.
- Benefit of proposal does not outweigh the harm.
- Overbearing impact on neighbouring properties.
- Loss of light to neighbouring properties.
- Loss of outlook.
- Loss of privacy.
- Out of character with the area.
- Inappropriate materials.
- Insufficient off road parking provisions.
- Impact during construction phase and vehicles blocking the road.
- Unsuitable access arrangements.
- Woodbury Road cannot handle more vehicles parking along it.

- Inaccuracies in statement submitted.
- Overdevelopment.
- Hawkhurst does not need this one additional house to meet housing demands.

7.0 CONSULTATIONS

Hawkhurst Parish Council

- 7.01 (12/11/19) This is a new application and needs to be considered in light of current policy. Hawkhursts NDP has been made since planning permission was granted for the previous application. This application needs to be judged against the NDP.

This proposal complies with the NDP HD1 in as far as it is for one property within the LBD and within walking distance of shops and facilities. It also meets HD2, providing much needed entry level housing. However, it does not comply with HD4 which requires that new development should be informed by the traditional form, layout and character of the parish's vernacular architecture. New development should reference the local context and demonstrate the use of high-quality materials (7.31). There is an expectation that buildings should use local construction materials and reflect local building materials. This proposal is insensitive to the local context.

The allocation of one parking space for this dwelling is insufficient given the extreme pressure on parking in Woodbury Road. Given the fact that there will be three properties sharing one access and three parking spaces, we are concerned that it will prove impractical for future occupants and their visitors to turn on the site, which will result in safety issues as cars reverse out into Woodbury Road, which is not only congested but also used as a rat run to avoid the traffic queues up to the traffic lights.

Residents have raised serious concerns about the impact on their properties. HPC are particularly concerned about the impact on Dainton Cottages, which will be overlooked by this proposed dwelling. HPC also share residents concerns over the practicality of building so close to a steep change in levels and the potential impact of this. This proposal represents overdevelopment of the site.

Object to this application.

Southern Water

- 7.02 (26/09/19) Southern Water would have no objections.

KCC Highways & Transportation

- 7.03 (26/09/19) It would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.

KCC Flood and Water Management

- 7.04 (09/12/19) Having reviewed the information submitted we are satisfied that the principles proposed for dealing with surface water, namely by connecting to a sewer system do not increase the risk of flooding on site or to have an effect on the well indicated.

Our records do indicate a surface water flow path to the east of the site boundary and as discussed these locations can be somewhat indicative. If of concern we would suggest for a topographical survey of the site to be undertaken so as to demonstrate that no flow path exists within the site.

Environmental Protection

7.05 (16/09/19) No objections.

TWBC Parking Services

7.06 (04/03/20, verbal comments) No comment to make on this application.

8.0 APPLICANT'S SUPPORTING COMMENTS

8.01 This revised form of development, that is to be judged in accordance with the same development plan policies that were relevant when considering the extant permission, is entirely appropriate. Approving this application will enable the delivery of a bungalow in combination with the previously approved two houses that front Woodbury Road, collectively making a vital contribution to housing supply within an authority that cannot currently demonstrate a five year supply.

For all these reasons, TWBC are respectfully requested to grant planning permission for this development.

9.0 BACKGROUND PAPERS AND PLANS

19/013 PL.01 - Site Location Plan and Block Plan
19/013 PL.02 - Proposed Site Plan
19/013 PL.03 - Proposed Floor Plans
19/013 PL04 - Proposed Landscaping and Drainage Plan
Planning, Design and Access Statement

10.0 APPRAISAL

Background Information

10.01 The application follows several applications at the site. Application 16/501379/FULL granted consent for a similar scheme to that now proposed under this application. The now proposed dwelling is of the same scale, largely the same design but now in a slightly more central position in the plot. This consent has now expired. Since the date of this decision a new NPPF has been published and the Hawkhurst Neighbourhood Plan has been adopted.

10.02 The proposal allows follows applications 18/00500/FULL and 19/01446/FULL which granted consent for the erection of two dwellings at the front of the site to alter the semi detached property hosting nos. 1 and 2 Belgrave into a terrace of properties comprising four units.

Principle of Development

10.03 Paragraph 73 of the NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition there must be an additional buffer of between 5% and 20%, depending on particular circumstances of the Local Planning Authority (LPA).

10.04 The Council currently cannot demonstrate a five year housing supply. Paragraph 11 (d) of the NPPF states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

“i. the application of policies in this Framework (listed in footnote 6) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 10.05 Footnote 7 to the NPPF states that this includes, for applications involving the provision of housing, situations where the LPA cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in Paragraph 73). Footnote 6 states these policies include ‘irreplaceable habitats’ which para 175 states includes Ancient Woodland; it includes AONBs and heritage assets as well.
- 10.06 Para 172 of the NPPF advises that ‘great weight’ should be given to conserving landscape and scenic beauty in AONBs, as they have the highest status of protection in relation to landscape and scenic beauty. This does not create a blanket presumption against new housing in the AONB, but does require detailed consideration of the impacts of new development in such locations.
- 10.07 The site is located within the Limits to Built Development of Hawkhurst where Policy H5 of the Local Plan states that the redevelopment of existing developed sites is acceptable.
- 10.08 The issue of sustainability is multi-faceted, incorporating economic, social and environmental considerations. The site is in a very accessible location due to its proximity to services/facilities. It is located within the LBD of Hawkhurst where adopted (but now out of date) Policy H5 of the Local Plan indicates that redevelopment of existing sites can be acceptable. The provision of an additional unit here would contribute to the Borough’s housing need, which would have social and economic benefits. The Neighbourhood Plan also identifies a need for smaller units in the Parish under Policy HD2 and Policy HD3 states that bungalows will be encouraged, giving easier access for the disabled and elderly and releasing family homes.
- 10.09 Policy HD1 of the Hawkhurst Neighbouring Plan states that priority will be given to previously developed and underdeveloped land over greenfield development and that development of small-scale infill sites suitable for 1 - 5 dwellings within the existing built area and within walking distance of shops and amenities will be supported. The proposal would comply with these requirements.
- 10.10 Overall, the proposal is considered to comprise sustainable development and there are no objections in principle to the proposal. For its consideration as a suitable site for additional residential development the scheme would need to be satisfactory in all other respects, as discussed below.
- 10.11 In this case, the main issues for consideration are the design and visual impact of the development, impact upon the AONB, impact on residential amenity, impact on highway safety and parking, impact on flooding and these issues (along with all other material considerations) are discussed in greater detail below.

Visual Impact

- 10.12 In design terms the proposal falls to be considered against the relevant policies and guidance at local and national level. Local Plan Policy EN1 requires the design of a proposal to respect the context of its site and that the proposal would not result in the

loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area. CP4 (1) requires the Borough's urban landscapes to be conserved and enhanced.

- 10.13 Chapter 12 of the NPPF emphasises the importance of achieving good design through the development process. Paragraph 124 sets out that good design is a key aspect of sustainable development and Paragraph 130 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.
- 10.14 Design is also addressed within the PPG. Paragraph 001:26 sets out that good design responds in a practical and creative way to both the function and identity of a place. It puts land and other such resources to the best possible use – over the long and short term. Paragraph 006:26 underlines the importance of the physical environment supporting economic, social and environmental objectives beyond the requirement for good design in its own right. Paragraph 020:26 underlines that distinctiveness is what often makes a place special and valued. It relies on physical aspects such as the local pattern of street blocks and plots, building forms, details and materials, style and vernacular plus landform and gardens, parks, trees and plants.
- 10.15 Policy LP1 of the Hawkhurst Neighbourhood Plan states that proposals should not have an unacceptable adverse visual impact on the landscape setting of the village or views of the key landmarks. Policy LP2 seeks for the conservation and enhancement of the AONB.
- 10.16 Policy EN1 of the Local Plan states that the design of new developments, encompassing scale, layout and orientation of buildings, site coverage by buildings, external appearance, roofscape, materials and landscaping, shall respect the context of the site.
- 10.17 The site is located to the west of Woodbury Road. The area is predominately residential and characterised by two-storey dwellings and chalet bungalows (of different designs and ages). The existing dwellings on this side of Woodbury Road are all set forward in their plot.
- 10.18 In comparison to the existing development on Woodbury Road, the proposed single-storey dwelling would be modern in style and different in design, size and materials. Although, different in design to the more traditionally designed dwellings in the immediate area, there is no objection to the more contemporary and modern design of the dwelling or materials proposed. It is also acknowledged that the proposed dwelling is of the same style to that previously approved by the LPA.
- 10.19 The proposed development would be set back in its plot, to the rear of the site, and single-storey in height. Because of this it would be considered to be largely screened from the immediate surrounding public vantage points and would not be considered to harmful to the street scene or the visual amenity of the locality. It would be located in a similar position to a garage building on the site that has, following the approval of 16/501379/FULL, been demolished.
- 10.20 The proposal seeks to extend the existing area of hardstanding to provide a car parking space to serve the proposed dwelling. Two parking spaces have been approved to the east of the dwelling to serve the properties approved to the front of the site. The hardstanding would abut the northern boundary. The rear garden for no. 2 Woodbury Road would be reduced in width to a thin strip.

- 10.21 Whilst the proposed development would result in an increase in built form at the site it is not considered that the proposal would, on balance, appear overly cramped, constitute overdevelopment site or be at odds with the site's locality. In order to ensure a satisfactory appearance to the development a condition is recommended requesting material samples and details are submitted to and approved in writing prior to works commencing.
- 10.22 The design, whilst contemporary, and scale of the proposal is considered to be acceptable and would preserve that character of the street scene and not appear visually intrusive in the sites locality. It is considered that the proposed development in this location would not appear alien or significantly out of context with the area and that the proposal is not of an excessive scale in comparison to other surrounding properties in the area. The proposal is of a relatively modern design which is considered to be of a good quality and would not appear visually intrusive. Details such as materials, surfacing and landscaping can all be secured by condition to ensure an adequate appearance to the development.
- 10.23 It is concluded that the amount, scale and design of the proposals would be in keeping with the character and appearance of the surrounding area, in accordance with Local Plan Policies H5 and EN1.

Impact on the AONB

- 10.24 Paragraph 172 of the NPPF confirms that the revised NPPF gives great weight to "conserving and enhancing landscape and scenic beauty in....Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues".
- 10.25 The site falls within Local Landscape Character Area 11 Hawkhurst Wooded Farmland. This is identified as a peaceful, managed, farmed landscape of pasture and open arable land on the gentle open slopes... fields are bounded by thick shaws with some deep intersecting ghylls. Key characteristics include small scale pasture landscape with a peaceful rural ambience opening out into larger rolling arable slopes to the valleys, with accessible settled landscape crossed by numerous roads and rural lanes. Hawkhurst is located on the broad, high plateau on the main ridgeline between the Rother Valley and the Hexden Channel.
- 10.26 Given that the site is located within a built-up residential area it would not be considered to be harmful to the scenic beauty of the AONB.

Residential Amenity

- 10.27 The proposed development is considered to have the most impact upon the amenities of the properties of Daintons Cottages (to the west), Hill Brook (to the north), 2 Belgrave (to the east) and the properties approved to the front of the site.
- 10.28 The proposed dwelling would be single-storey in height and the layout of the fenestration has been designed to minimise overlooking to the residential amenity of adjoining occupants. Three rooflights are proposed on the rear elevation at a height of 2.3m above the floor level of the property to ensure there would be no overlooking to Daintons Cottages.
- 10.29 A window is proposed on the north (side elevation) to serve a bedroom. This window may have some views of the more rear parts of the adjacent garden serving Hillbrook. However, these views are not considered to cause a significant amount of overlooking or an unacceptable loss of privacy to this property. A high level window

and door are proposed on the south elevation. The front elevation would have a mix of high level windows and a large central window. The proposed building would be single storey in height and although it would result in some additional overlooking to the residential amenity of adjoining occupants, it would not be considered significant enough to warrant a refusal as all the views from the windows, which could be readily looked out of, could be prevented with typical boundary treatments. A condition will be required that restricts new windows/openings, in order to protect the residential amenity of adjoining occupants.

- 10.30 The proposed single-storey dwelling and private amenity space would be overlooked to some extent by the existing two-storey dwellings that front onto Woodbury Road and the approved dwellings e.g. the first floor windows would be sited approximately 15 metres away from the principal window on the front elevation of the proposed dwelling. It is not considered that the level of overlooking would be significant enough to refuse and appropriate boundary treatment could be employed to provide privacy to future occupants. It is also noted that the approved rear windows to the two approved dwellings to the front of the site are conditioned to be of obscure glazing, which would prevent overlooking from the two dwellings that could have the greatest impact.
- 10.31 Daintons Cottages are set back significantly in their plot with small gardens. The application site is on higher level land than Daintons Cottages. The gardens and rear elevations at Daintons Cottages are currently overshadowed as a result in the change of level and boundary vegetation. The proposed dwelling would be sited further back in its plot than the former garage, which was recently removed from the site, and would have a greater impact on Daintons Cottages. However, the proposed dwelling would not be sited any closer than that of the approved scheme in 2016. The proposed dwelling would be sited approximately 2 metres away from the rear boundary. The building has been designed to minimise its impact on these properties by ensuring a very low eaves height to the rear of approximately 2.1 m. Given the height of the existing boundary vegetation; the fact that the applicant could erect a 2m high fence along the boundary without planning permission; or erect an outbuilding within 2m of the rear boundary of 2.5m in height (both of which could have a greater impact on Daintons Cottage than the proposed development), no objection is therefore raised in respect to overbearing or loss of daylight/sunlight to the properties to the rear.
- 10.32 The proposed development would be larger and higher than the previous garage but would not result in significant harm to the properties to the north or south in respect to overbearing or loss of daylight/sunlight.
- 10.33 Taking account of the above it is considered that the proposed development would respect the amenities of all of the nearby neighbouring properties and comply with the relevant planning policy and guidance.

Highways

- 10.34 The proposal would utilise the access approved under 19/01446/FULL. One off road parking space is proposed to serve the one bedroom dwelling and there is also unrestricted parking on Woodbury Road. These arrangements are considered to be satisfactory and would comply with KCC parking standards.
- 10.35 The provision of an additional one bedroom dwelling is unlikely to result in a significant increase in vehicular traffic than existing. No objection is raised on highway safety or parking grounds.

Other Matters

- 10.36 Concern has been raised regarding land fall away, slippage and the stability of the bank to the rear of the site. There is no history of significant land slippage and stability issues and it is noted that the proposed dwelling would be sited approximately 2 from the site boundary. It is also considered that given the property is of single storey that the foundations are unlikely to be required to be significantly deep into the land.
- 10.37 Some concern has been raised in regards to flooding and surface water run off. This site is not designated as being within a Flood Zone by the Environment Agency, or within a Strategic Flood Risk Area. Whilst it is acknowledged that the proposed development would result in an increase in built form and hardstanding at the site, from discussions with KCC Flood and Water Management and Southern Water the development is considered to be acceptable and would not significantly increase the risk of flooding at the site or surrounding area. The proposed driveway is to be tarmac surfaced with an ACO channel at the end of the access drive, connected into self contained S.W pump chamber with silt trap where it can be safely disposed.
- 10.38 In regards to disruption caused during the construction phase given its temporary nature little weight can be given to this matter. It is considered that a construction management plan is not necessary in this instance given the scale of the development. There are also powers to deal with statutory nuisance from noise and disturbance from construction sites through Environmental Health Legislation.

Conclusion

- 10.39 Based on the above, the residential development proposed is considered to be acceptable in principle and would be within a sustainable location. The scale, massing and design of the proposal is considered to be acceptable and in keeping with the surrounding area. The siting and scale of the proposed units in relation to the neighbouring properties is not considered to be detrimental to residential amenity. It is considered that there is sufficient parking provision to serve the new units and that the proposal would not be detrimental to highway safety. It is therefore recommended that this application be approved subject to the conditions set out below

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

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 hereby permitted shall be carried out in accordance with the following approved plans:

19/013 PL.01 - Site Location Plan and Block Plan
19/013 PL.02 - Proposed Site Plan
19/013 PL.03 - Proposed Floor Plans
19/013 PL04 - Proposed Landscaping and Drainage Plan

Reason: To clarify which plans are approved

3. 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 consent of the Local Planning Authority.

Reason: In the interests of visual amenity.

4. The hereby approved development shall be carried out in strict accordance with the details of existing levels and proposed levels as shown in 19/013 PL04 unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

5. The hereby approved development shall be carried out in strict accordance with the details of hard and soft landscaping as shown in 19/013 PL04 unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, residential amenity and biodiversity.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), no development shall be carried out within Classes A and E of Part 1 of Schedule 2 of that Order, without prior approval of the Local Planning Authority.

Reason: In the interests of protecting the character and amenities of the locality.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or similar openings shall be constructed in the rear or side elevations of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity.

8. The area shown on the approved plans as vehicle parking and turning space, shall be provided, surfaced and drained in accordance with 19/013 PL04 and shall be retained for the use of the occupiers of, and visitors to, the development and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

INFORMATIVES

1. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.
2. As the development involves demolition and / or construction, I would recommend that the applicant is supplied with the Mid Kent Environmental Code of Development Practice. Compliance with this document is expected.

Planning Committee Report
15 April 2020

Case Officer: James Moysey

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.