

AGENDA

PLANNING COMMITTEE MEETING



Date: Thursday 23 February 2017
Time: 6.00 pm
Venue: Town Hall, High Street,
Maidstone

Membership:

Councillors Boughton, Clark, Cox, English,
Harwood, Hastie, Hemsley, Munford,
Perry (Chairman), Powell,
Prendergast, Round and Mrs Stockell

Page No.

1. Apologies for Absence
2. Notification of Substitute Members
3. Notification of Visiting Members
4. Items withdrawn from the Agenda
5. Date of Adjourned Meeting - 2 March 2017

Continued Over/:

Issued on Wednesday 15 February 2017

The reports included in Part I of this agenda can be made available in **alternative formats**. For further information about this service, or to arrange for special facilities to be provided at the meeting, **please contact Debbie Snook on 01622 602030**. To find out more about the work of the Committee, please visit www.maidstone.gov.uk

**Alison Broom, Chief Executive, Maidstone Borough Council,
Maidstone House, King Street, Maidstone Kent ME15 6JQ**

6. Any business the Chairman regards as urgent including the urgent update report as it relates to matters to be considered at the meeting
7. Disclosures by Members and Officers
8. Disclosures of lobbying
9. To consider whether any items should be taken in private because of the possible disclosure of exempt information.
10. Minutes of the meeting held on 2 February 2017 1 - 8
11. Minutes of the adjourned meeting held on 9 February 2017 9 - 11
12. Presentation of Petitions (if any)
13. Deferred Items 12 - 13
14. Appeals 14 - 15
15. Chairman's Announcements
16. 12/1209 Land Next to Primrose Paddock, Stockett Lane, Coxheath 16 - 24
17. 16/502179 - Bethany, Boxley Road, Walderslade 25 - 34
18. 16/507852 - 7 Claremont Road, Maidstone, ME14 5LZ 35 - 41

PART II

To move that the public be excluded for the item set out in Part II of the Agenda because of the likely disclosure of exempt information for the reason specified having applied the Public Interest Test.

This is to prevent disclosure of information in respect of which a claim to legal professional privilege could be maintained in legal proceedings (Para 5, Schedule 12A of the Local Government Act 1972)

19. 15/503288/OUT - Land at Woodcut Farm, Ashford Road, Hollingbourne, Maidstone, Kent
Part II Report to follow on an Amended Agenda.

PLEASE NOTE

The order in which items are taken at the meeting may be subject to change.

The public proceedings of the meeting will be broadcast live and recorded for playback on the Maidstone Borough Council website.

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 2 FEBRUARY 2017

Present: Councillor Perry (Chairman), and
Councillors Boughton, Brice, Clark, Cox, English,
Harwood, Hastie, Hemsley, Munford, Perry, Powell,
Prendergast and Round

Also Present: Councillors Harvey and D Mortimer

276. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Stockell.

277. **NOTIFICATION OF SUBSTITUTE MEMBERS**

Councillor Brice was in attendance as a substitute for Councillor Stockell.

278. **NOTIFICATION OF VISITING MEMBERS**

Councillor Mortimer indicated he wished to speak on Item 18. 16/506707
57-59 Church Street, Tovil, Kent.

Councillor Harvey stated that she wished to speak on Item 16. 16/505127
- 51 London Road, Maidstone, Kent.

Councillor English notified the Committee of Councillor Pickett's request
that his written statement be read out to the Committee in his absence as
a result of illness. The Committee agreed that the statement be read out.

279. **ITEMS WITHDRAWN FROM THE AGENDA**

There were no items withdrawn from the agenda.

280. **DATE OF ADJOURNED MEETING - 9 FEBRUARY 2017**

The Chairman confirmed the date of the adjourned meeting was 9
February 2017.

281. **ANY BUSINESS THE CHAIRMAN REGARDS AS URGENT INCLUDING THE
URGENT UPDATE REPORT AS IT RELATES TO MATTERS TO BE
CONSIDERED AT THE MEETING**

The Chairman stated that, in his opinion, the update reports of the Head
of Planning and Development should be taken as urgent items as they

contained further information that related to applications that were considered at the meeting.

282. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood stated that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions on items 17. 16/506229 – 15 Greensands, Boxley, Kent, and did not vote.

Councillor Hastie stated that she was the President of Ringlestone Residents Association, but left the room during the Residents Association's discussions on item 20. 16/507471 – Land Adj Royal Engineers Road, Maidstone, Kent.

283. DISCLOSURES OF LOBBYING

All members stated they had been lobbied on item 20. 16/507471 -Land Adj Royal Engineers Road, Maidstone, Kent and item 19. 16/507292 – Newnham Park, Bearsted Road, Weavering, Kent.

All members, except Councillors Hemsley, Hastie and Harwood, had been lobbied on item 18. 16/506707 – 57-59 Church Street, Tovil, Kent.

All members, except Councillors Brice and Clark, had been lobbied on item 16. 16/505127 – 51 London Road, Maidstone, Kent.

284. TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION.

RESOLVED: That the exempt Appendix to item 20. 16/507471 Land Adj Royal Engineers Road, Maidstone, Kent be taken in private as it contains commercially sensitive information.

285. MINUTES OF THE MEETING HELD ON 12 JANUARY 2017

RESOLVED: That the minutes of the meeting held on 12 January 2017 be approved as a correct record of the meeting and signed.

286. PRESENTATION OF PETITIONS (IF ANY)

There were no petitions.

287. DEFERRED ITEMS

Planning application reference 16/505311 - 47 Freeman Way Maidstone Kent had been deferred as the application had been transferred to a new case officer, and the case officer had requested further information from the applicant before bringing a report to the committee.

288. 16/507471 - LAND ADJ ROYAL ENGINEERS ROAD, MAIDSTONE, KENT

The Committee considered the report and the urgent update reports of the Head of Planning and Development.

Mr Owen, for objectors, Ms Buckland of the Ringlestone Area Community Association, Mr Burbante for the Applicant and Councillor Willis (visiting member) addressed the committee.

Councillor Willis (visiting member) arrived at 6.25 p.m., during consideration of this item.

RESOLVED: That

1) Subject to the prior completion of a Section 106 deed to secure the following:

- A contribution of £9,515 (£30 per dwelling x 310) for Community Learning - to contribute to the enhancement of St Faiths Adult Education Centre, St Faith's Street, Maidstone
- A contribution of £80,272 (£590 per 2 bedroom dwelling x 136) for Primary Education, towards the enhancement of North Borough Primary School
- A contribution of £173,114 (£1272 per 2 bedroom dwelling x 136) for Secondary Education, towards phase 1 of the new Free School of Science and Technology, Valley Park, Maidstone opening September 2018
- A contribution of £2,630 (£8 per dwelling x 310) for Youth Services, towards youth equipment for the new attendees at the Infozone Youth Centre, Maidstone
- A contribution of £14,884 for Libraries (£48 per dwelling x 310), towards Kent History & Library Centre additional book stock
- A contribution of £17,322 for Social Services (£55 per dwelling x 310), towards Changing Place Facility in Sessions House, Maidstone
- A contribution of £185,616 for Healthcare, to be invested in the Brewer Street Surgery; And

The Head of Planning and Development be given delegated powers to ensure the addition of the following Heads of Terms to the Section 106 deed:

- To re-allocate s106 £17,322 towards a Changing Place Facility in Sessions House, Maidstone to a local community facility

- Details of the following submitted to and approved in writing by the Local Planning Authority prior to installation. These works shall be carried out in accordance with the approved details before the first occupation of the building:
 - a) Cycle storage and powered two wheeler (motorbikes) facilities
 - b) Car parking arrangements, including visitor parking and parking space allocation. Such arrangements to allow no permanent allocation of car parking space to any individual dwelling
 - c) The provision of car club car parking spaces
 - d) The provision of shared cycle provision
 - e) The provision of electric vehicle charging points
- The establishment of Delivery/monitoring group to include local councillors and officers to be established and funded
- Check whether North Borough 'Junior' or St Pauls 'Infant' School is the appropriate recipient for the primary education S106 contribution
- Details of external materials and future maintenance of building and materials

the Head of Planning and Development be given delegated powers to grant permission subject to the conditions set out in the report, and amended by the urgent update reports.

- 2) Conditions 2 and 15 be removed, as they will now be sufficiently covered within the Section 106 Deed

Voting: 7 - For 5 - Against 1 - Abstain

289. 16/507292 - NEWNHAM PARK, BEARSTED ROAD, WEAVERING, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development.

Mr Buckwell addressed the committee on behalf of the applicant.

RESOLVED: That

- 1) Delegated authority be given to the Head of Planning and Development to grant planning permission subject to the conditions contains in the report and the urgent update (which amended conditions 1 & 22) and the prior completion of a section 106 deed to provide the following:
 - The provision of a minimum level of medical facilities and services (including research and training) on the site for a period of five years and to ensure that insofar as the NHS

may require to 'purchase' services, the applicants commit to make such provision available to the NHS to a level of at least 25%. This is to promote medical facilities, this being the reason for the draft allocation.

- The occupation of the neuro-rehabilitation village to be restricted to those signed up to at least a minimum level care package.
- A financial contribution of £166,490 to extend the no. 19 bus service into the site at 30 minute frequencies, and provision of 3 additional bus services covering early morning and evenings with appropriate triggers. In the event that this service is not available at the trigger point, an alternative bus service or bespoke facility running between the site and the town centre.
- Trigger points for the start of the Section 278 process for all off-site highway mitigation at 578 one way trips in AM and PM peak hours combined. (Specific trip measurement details to be agreed by officers).
- Trigger points for completion of the off-site highway mitigation works (excluding Junction 7 of the M20), which includes all the pedestrian and cycle improvements, at 676 one way trips in AM and PM peak hours combined or 70% occupation of the development (whichever is the sooner). (Specific trip measurement details to be agreed by officers).
- A financial contribution of £44,700 towards mitigation works at Junction 5 of the M2 motorway.
- A site-wide Framework Travel Plan, together with a Travel Plan Monitoring Fee of £10,000 for 10 years.
- A financial contribution of £20,000 for future parking controls to be implemented on the highway, should parking over spill become evident (Grove Green & Vinters Park Estates).
- The implementation, maintenance, management and monitoring of the proposed landscape and ecology mitigation and enhancement works through the Landscape and Ecology Management Plan.
- The establishment of a Monitoring Committee to review all aspects of the Development with payment of an annual fee of £1,000 towards the cost of Monitoring Committee meetings.
- The limitation of any residential (C3) units to those key workers directly employed in the medical services on the site.

- Library contributions for the residential (C3) elements of £16,805.54.
 - Reasonable endeavours to employ local contractors and sub-contractors and local people during the construction works in consultation with the Council.
 - Creation of the nature reserve and its implementation, maintenance, and management.
- 2) Delegated authority be given to the Head of Planning and Development, in negotiation with the Head of Mid Kent Legal Services, to ensure that the Section 106 obligations of the extant permission, which are to be carried forward into this planning permission, are fully compliant with the Community Infrastructure Levy Regulations 2010 and to make any minor amendments as necessary; and
- 3) The Reserved Matters Application be brought back to this committee for its consideration and determination.

Voting: For - 9 Against - 3 Abstain -1

290. 16/506707 - 57-59 CHURCH STREET, TOVIL, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development.

Councillor Smith, of Tovil Parish Council and Cllr D Mortimer spoke in objection to the application. Mr Jell addressed the committee on behalf of the applicant.

RESOLVED: That:

- 1) Permission be refused for the following reasons:

The development by reason of its design, scale and site coverage, including cramped parking arrangements and a lack of landscaping, would result in an incongruous and cramped form of development that would be harmful to the character and appearance of the streetscene of Church Street contrary to advice within the NPPF and draft policy DM1 of the Maidstone Local Plan (2011-2031).

The development by reason of its height, expanse and proximity would have an overbearing and oppressive impact on the rear outlook of nos. 4 and 6 Albert Reed Gardens and would therefore be harmful to the living conditions of these properties contrary to advice within the NPPF and draft policy DM1 of the Maidstone Local Plan (2011-2031).

In the absence of an appropriate legal mechanism to secure necessary contributions towards local libraries, primary education, healthcare, and public open space, the impact of the development would be detrimental to existing social infrastructure and therefore contrary to policy CF1 Maidstone Borough-Wide Local Plan 2000, and Council's Open Space DPD (2006).

- 2) The Head of Planning and Development be granted delegated powers to negotiate suitable Section 106 planning obligations if an appeal is lodged with the Secretary of State for Communities and Local Government against the decision of the Borough Council to refuse the application.

Voting: 13-For 0-Against 0-Abstain

291. ADJOURNMENT OF MEETING

RESOLVED: That the following items be adjourned until 6.00pm on 9 February 2017:

- 15/504300 – Land North of 61 Knaves Acre, Headcorn, Kent
- 16/505113 – The Chances, Lughorse Lane, Hunton, Kent
- 16/505965 – The Chances, Lughorse Lane, Hunton, Kent
- 16/506229 – 15 Greensands, Boxley, Kent

292. 16/505127 - 51 LONDON ROAD, MAIDSTONE, KENT

The Committee considered the report, and urgent update, of the Head of Planning and Development.

Mr Moss addressed the committee on behalf of objectors. Councillor Harvey (visiting member) spoke in objection to the application, and Councillor English read a statement on behalf of Councillor Picket also in objection to the application. Mr Ernest spoke on behalf of the applicant.

RESOLVED: That

- 1) The application be refused for the following reasons:

The proposed development by reason of its design, bulk and massing fails to promote or reinforce local distinctiveness as set out in Para. 64 of the NPPF and that the site is a high profile location on the approach to Maidstone Town Centre and as a result fails to achieve good design contrary to paragraph 60 of the National Planning Policy Framework 2012 and policy ENV21 of the Local Plan 2000.

The proposal, by reason of its siting, height, depth, scale and design, would represent a visually intrusive, overbearing and unneighbourly form of development and would result in an unreasonable loss of outlook and privacy to adjoining residential

properties, contrary to the National Planning Policy Framework 2012.

In the absence of an appropriate legal mechanism to secure **40%** affordable housing and necessary contributions towards primary education, local libraries, parks and open space and health care within the local area, the impact of the development would be detrimental to existing social infrastructure and therefore contrary to policy CF1 of the Maidstone Borough-Wide Local Plan (2000), Affordable Housing DPD (2006), Open Space DPD (2006) and central government planning policy as set out in the National Planning Policy Framework 2012.

- 2) The Head of Planning and Development be granted delegated powers to negotiate suitable Section 106 planning obligations if an appeal is lodged with the Secretary of State for Communities and Local Government against the decision of the Borough Council to refuse the application.

Voting: For - 13 Against - 0 Abstain - 0

293. LONG MEETING

During consideration of 16/505127, the committee's deliberations approached the 10.30pm cut off for meetings.

RESOLVED: That the meeting should continue until 11.00 p.m.

294. DURATION OF MEETING

6:05 p.m. to 10:47 p.m.

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 9 FEBRUARY 2017

Present: Councillor Perry (Chairman), and
Councillors Boughton, Clark, Cox, English, Greer,
Harwood, Hastie, Hemsley, Munford, Perry, Powell,
Prendergast and Round

Also Present: Councillors Mrs Hinder

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Paulina Stockell.

2. **NOTIFICATION OF SUBSTITUTE MEMBERS**

Councillor Greer was a substitute for Councillor Stockell.

3. **NOTIFICATION OF VISITING MEMBERS**

Councillor Hinder was in attendance for Item 12. 16/506229 – 15 Greensands, Boxley, Kent

4. **ITEMS WITHDRAWN FROM THE AGENDA**

There were no items withdrawn from the agenda.

5. **ANY BUSINESS THE CHAIRMAN REGARDS AS URGENT INCLUDING THE URGENT UPDATE REPORT AS IT RELATES TO MATTERS TO BE CONSIDERED AT THE MEETING**

The Chairman stated that, in his opinion, the update reports of the Head of Planning and Development should be taken as urgent items as they contained further information relating to the applications to be considered at the meeting.

6. **DISCLOSURES BY MEMBERS AND OFFICERS**

Councillor Round stated that the proposed site for agenda Item 9. 15/504300 – Land North of 61 Knaves Acre, Headcorn, Kent was located less than 100 yards from his property. Councillor Round confirmed that he had not yet formed an opinion on the proposed development.

7. **DISCLOSURES OF LOBBYING**

All members of the Committee had been lobbied on the following items:

- 9. 15/504300 – Land North of 61 Knaves Acre, Headcorn, Kent
- 10. 16/505113 – The Chances, Lughorse Lane, Hunton, Kent
- 11. 16/505965 – The Chances, Lughorse Lane, Hunton, Kent

All members of the Committee, except Councillors Cox, English, Greer and Hastie had been lobbied on item 12. 16/506229 – 15 Greensands, Boxley, Kent.

8. TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION.

RESOLVED: That all items be taken in public as proposed.

9. 16/506229 - 15 GREENSANDS, BOXLEY, KENT

The Committee considered the report of the Head of Planning and Development.

Pauline Bowderry, speaking on behalf of Mrs Batey (objector), Councillor Bob Hinder (objector), of Boxley Parish Council, and Councillor Wendy Hinder (visiting member) addressed the Committee.

RESOLVED: That permission be granted subject to the conditions set out in the report.

Voting: 10 - For 2 - Against 1 – Abstentions

10. 15/504300 - LAND NORTH OF 61 KNAVES ACRE, HEADCORN, KENT

The Committee considered the report of the Head of Planning and Development.

Councillor Pyman (objector), of Headcorn Parish Council, addressed the committee.

RESOLVED: That this application be deferred to seek an amendment to the proposal to provide a public right of way from Knaves Acre to public footpath KH606 and to further investigate the implications on ecology of the proposal.

Voting: 7 - For 2 - Against 1 - Abstentions

11. 16/505113 - THE CHANCES, LUGHOUSE LANE, HUNTON, KENT

The Committee considered the report, and urgent update, of the Head of Planning and Development.

Councillor Goddard (objector), of Hunton Parish Council, addressed the Committee.

RESOLVED: That permission be granted subject to the conditions set out in the report.

Voting: For - 8 Against - 1 Abstentions - 4

12. 16/505965 - THE CHANCES, LUGHORSE LANE, HUNTON, KENT

The Committee considered the report, and urgent update, of the Head of Planning and Development.

RESOLVED: That permission be granted subject to the conditions set out in the report.

Voting: For - 8 Against - 1 Abstention - 4

13. DURATION OF MEETING

18.04 to 20:24

Agenda Item 13

MAIDSTONE BOROUGH COUNCIL
PLANNING COMMITTEE
23 FEBRUARY 2017

REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT

DEFERRED ITEMS

The following applications stand deferred from previous meetings of the Planning Committee. The Head of Planning and Development will report orally at the meeting on the latest situation.

APPLICATION	DATE DEFERRED
<u>14/504109 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 2 NO. NON-ILLUMINATED METAL POLE MOUNTED SIGNS (RETROSPECTIVE APPLICATION) - HUNTON C OF E PRIMARY SCHOOL, BISHOPS LANE, HUNTON, KENT</u> Deferred to enable the Officers to negotiate movement of the signage to locations that are less visually intrusive.	14 January 2016
<u>16/505311 - CHANGE OF USE FROM A C3 (4 BEDROOM HOUSE) TO SUI GENERIS FOR MULTIPLE OCCUPANCY OF 8 BEDROOMS, CONVERSION OF LOFT WITH THE INSERTION OF ROOFLIGHTS AND SIDE DORMER WINDOW, CONVERSION OF GARAGE TO BEDROOM WITH ALTERATIONS AND PROVISION OF ADDITIONAL PARKING - 47 FREEMAN WAY, MAIDSTONE, KENT</u> Deferred for one cycle to enable the Officers to provide clarification on various concerns raised during the course of the discussion, including: <ul style="list-style-type: none">• Highways impact and usability of parking layout;• Southern Water impact;• Residential amenity of neighbours;• Terms of the House in Multiple Occupation (HMO) licence and how the licence fits in with any planning permission;• Site boundary;• Disputed facts in reports in relation to Permitted Development position;• Future residential amenity of occupiers of the HMO; and• Status of Policy H22 of the adopted Local Plan 2000.	17 November 2016
<u>15/504300 - LAND NORTH OF 61 KNAVES ACRE, HEADCORN, KENT</u>	9 February 2017

Application deferred to seek an amendment to the proposal to provide a public right of way from Knaves Acre to public footpath KH606 and to further investigate the implications on ecology of the proposal	
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Agenda Item 14

THE MAIDSTONE BOROUGH COUNCIL **PLANNING COMMITTEE – 23/02/2017**

APPEAL DECISIONS:

1. 15/509999

Outline Planning Application for the erection of five detached dwellings with associated works including new highway access with access and layout to be considered at this stage and all other matters reserved for future consideration

APPEAL: Dismissed

Iden Park, Cranbrook Road, Staplehurst,
TONBRIDGE, TN12 0ES

(Delegated)

2. 15/509402

Outline application for a residential development of 30 dwellings considering the access arrangements from Mount Avenue and Blunden Lane with all other matters (appearance, landscaping, layout and scale) reserved for future consideration.

APPEAL: Allowed

Land at Mount Avenue/Blunden Lane, Yalding,
ME18 6JF

(Delegated)

3. 16/502872

Erection of 19 detached, semi-detached and terraced houses and 10 flats with associated access and parking.

APPEAL: Dismissed

Land at Forest Hill, Tovil, ME15 6FG

(Non Determined)

4. 16/501560

Change of use of land to domestic garden and construction of driveway and erection of new timber double garage

APPEAL: Allowed

Oak Cottage, Maidstone Road, Marden,
TONBRIDGE, TN12 9AG

(Delegated)

5. 16/501012

Erection of 3 x pairs of semi-detached dwellings
with associated landscaping, access and parking.
(Resubmission of 15/506472/FULL)

APPEAL: Allowed

Land North of Blind Lane, Bredhurst, ME7 3JR

(Delegated)

REPORT SUMMARY

REFERENCE NO - 12/1209			
APPLICATION PROPOSAL			
Change of use of land for the stationing of two additional mobile homes and utility blocks with associated hardstanding for gypsy family			
ADDRESS Land Next To Primrose Paddock, Stockett Lane, Coxheath, Maidstone			
RECOMMENDATION - Approve subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION			
The development, subject to the conditions stated, it considered to comply with the policies of the Development Plan and there are no overriding material consideration to indicate a refusal of planning permission.			
The site is also allocated for 6 gypsy and traveller pitches under policy GT1(4) in the submitted Local Plan (2011-2013), which is considered to attract significant weight, and the proposals fundamentally comply with this policy.			
REASON FOR REFERRAL TO COMMITTEE			
Contrary to the views expressed by Coxheath Parish Council			
WARD Coxheath And Hunton Ward		PARISH/TOWN COUNCIL Coxheath	APPLICANT Ms Lisa Smith AGENT The Penshurst Partnership
DECISION DUE DATE 26/08/12		PUBLICITY EXPIRY DATE 26/08/12	OFFICER SITE VISIT DATE 24/05/2016 & 10/02/17
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
MA/08/0671	Change of use of land for the stationing of two mobile homes with associated hardstanding for a gypsy family and the erection of two utility rooms	Approved	17/12/09

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The site is located within the countryside just to the north of Coxheath, on the east side of Stockett Lane. Maidstone urban area is some 4km further to the north
- 1.02 Access to this 1.5ha site with a 70m long frontage onto Stockett Lane is via a 9m wide splayed access point with the Public Right of Way KM49 traversing across the north western corner of the site
- 1.03 The site already has an established use as a gypsy site (MA/08/0671 – December 2009) for two mobile homes positioned to the front and centrally within the site (Plots 1 & 3) and linked by a gravel track located along the southern boundary of the site. Other static caravans and ancillary buildings are presently also located on the site and two of these plots are being considered under this application (Plots 2 & 4). Two other plots have been created more recently since this application was originally submitted

but are not subject to this application. (The applicant has indicated that they will be seeking permission but are awaiting the outcome of this application first).

- 1.04 A well-established hedge forms the northern boundary of the site and beyond this is an established gypsy site on adjacent land at 'Silverleas'. To the east the site is bounded by beech hedging, with open countryside beyond, and to the south another established gypsy site with planning permission at 'Primrose Paddock'. The western boundary with Stockett Lane is formed by an established native species hedge. Internally the plots are landscaped with native species in places but also significant laurel hedging
- 1.05 The site falls within the countryside currently designated part of the Southern Anti-Coalescence Belt (saved policy ENV32) but this is not proposed to be taken forward in the new Local Plan. The site will fall in a proposed Landscape of Local Value (LLV) in the submitted Local Plan but is allocated as a Gypsy and Traveller site under Policy GT1(4) for 6 pitches.

2.0 PROPOSAL

- 2.01 This application seeks retrospective planning permission for the positioning of two additional mobile homes (Plots 2 & 4) with associated utility blocks and hardstanding positioned broadly centrally and to the east within the site. These are already in place with the site divided into four plots each linked to the highway by a shared permeable granite driveway.
- 2.02 Each plot contains a single mobile home, space for one touring caravan, a septic tank, vehicle parking, a utility building (approximately 11m x 4m, height 3m) all located on areas of hardstanding. The occupants would be the applicant's 2 step children who are of adult age and seek their own plots.
- 2.03 The application would seek to improve and maintain the perimeter hedge planting along the route of the PROW, and also shows boundary hedge planting (hawthorn, field maple and beech) and tree planting.

4.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough-Wide Local Plan 2000: ENV6, ENV32, ENV28, T13
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Planning Policy for Traveller Sites (PPTS)
- Draft Maidstone Local Plan (2011-2031): SP13, SP17, GT1(4), DM1, DM7, DM16

5.0 LOCAL REPRESENTATIONS

- 5.01 3 letters have been received from local residents objecting to the proposal on the following grounds:
- The area is designated as agricultural land and for no other use;
 - Out of keeping with the nature of the land
 - Earlier applications have been refused;
 - Positioning of static caravans on this site would be detrimental to the rural character and appearance of the area;
 - Additional traffic that would be generated;
 - Reduction in the important buffer of land between Maidstone and the Greensand villages;

- Increase in the number of travelling families populating the remnants of Forstal Farm is of concern to locals.

6.0 CONSULTATIONS

6.1 **Coxheath Parish Council:** Recommends that the application be REFUSED for the following (summarised) reasons:

- Considerable urbanisation and diminution of the local rural character;
- Consultations (2012) limited only to local mobile home residents;
- No evidence produced to support gypsy and traveller status of the applicant and intended occupants
- Concern over the size of the utility blocks 36ftx13 ft. wide;
- No details of recycling bins
- No details submitted of design or finishes of mobile homes and utility buildings;
- PIR lighting within the countryside is potentially intrusive
- The public right of way needs to be protected.

7.0 APPRAISAL

Policy Background

7.01 The site lies in open countryside and therefore policy ENV28 of the adopted local plan applies. This states that.

“Planning permission will not be given for development which harms the character and appearance of the area or the amenities of surrounding occupiers.”

7.02 Policy ENV28 sets the parameters of the type of development that can be permitted in the countryside but excludes gypsy and traveller (G&T) development as this was provided for under a specific G&T policy which was not saved. However, a key consideration in the determination of this application is Government Guidance set out in ‘Planning Policy for Traveller Sites’ (PPTS) amended in August 2015. This places an emphasis on the need to provide more gypsy sites, supporting self-provision and acknowledging sites are likely to be found in rural areas.

7.03 Issues of need are dealt with below but in terms of broad principles Development Plan Policy and Central Government Guidance allows for gypsy sites to be located in the countryside as an exception to the general development restraint policies.

7.04 In addition, the submitted version of the new Local Plan has been through public examination. This Plan and its policies are considered to hold significant weight. The Council under policy GT1(4) has allocated the site for 6 gypsy traveller pitches, whilst policy DM16 accepts this type of accommodation can be provided in the countryside provided certain criteria are met.

7.05 Policy GT1(4) states that planning permission for six (6) permanent pitches will be granted if the following criteria are met:

1. *The total capacity of the site does not exceed 6 Gypsy & Traveller pitches;*
2. *Access to the site is maintained via the existing access off Stockett Lane*
3. *The additional pitches are sited within the boundaries of the site as defined on the policies map;*

4. A landscaping scheme for the site is approved which shall provide which provides for the retention and future maintenance of the hedgerows and tree planting along the site's northern, southern, western and eastern boundaries and the native hedgerow bordering the public footpath which crosses the site.

- 7.06 The fact that the Council has allocated the site for additional mobile homes is considered to weigh considerably in favour of granting permission at the site subject to the criterion being met, which will be discussed in more detail below.

Need for Gypsy sites

- 7.07 Members are reminded that Local Authorities have responsibility for setting their own target for the number of pitches to be provided in their areas in their Local Plans. Maidstone Borough Council, in partnership with Sevenoaks District Council commissioned Salford University Housing Unit to carry out a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) dated January 2012. The GTAA concluded the following need for pitches over the remaining Local Plan period:

Oct 2011 – March 2016	-	105 pitches
April 2016 – March 2021	-	25 pitches
April 2021 – March 2026	-	27 pitches
April 2026 – March 2031	-	30 pitches

Total: Oct 2011 – March 2031 - **187 pitches**

- 7.08 The GTAA was completed prior to the refinement to the definition of Gypsies and Travellers contained in the revised PPTS published in August 2015. The GTAA is the best evidence of needs at this point, forming as it does part of the evidence base to the emerging Local Plan, and it is considered to be a reasonable and sound assessment of future pitch needs, albeit those actual needs may prove to be a degree lower as a result of the definition change. The current GTAA provides the best evidence of needs available at this point of time and the decision needs to be based on evidence at the time of the decision.
- 7.09 The robustness of the assessment (largely due to the definition change) was discussed and questioned by third parties at the Local Plan Examination. In the Inspector's Interim Findings Report (December 2016) where the Inspector has advised where main modifications may or may not be required to make the Plan sound, there is no mention of the needs assessment and so it is considered that the Inspector has no issues with the robustness of the assessment and the need figure of 187 pitches.
- 7.10 The target of 187 additional pitches is included in Policy SS1 of the Maidstone Borough Local Plan.

Supply of Gypsy Sites

- 7.11 Accommodation for Gypsies and Travellers is a specific type of housing that councils have the duty to provide for under the Housing Act (2004).
- 7.12 Since 1st October 2011, the base date of the GTAA, the following permissions for pitches have been granted (net):
- | | |
|----|--------------------------|
| 86 | Permanent (non-personal) |
| 18 | Permanent (personal) |
| 3 | Temporary (non-personal) |

33 Temporary (personal)

Therefore a net total of 104 permanent pitches have been granted since 1st October 2011. A further 83 permanent pitches are needed by 2031 to meet the need identified in the GTAA.

- 7.13 The PPTS states that local planning authorities should identify a future supply of specific, suitable Gypsy and Traveller sites sufficient for the 10 year period following adoption of the Local Plan. The submission Draft Local Plan does allocate specific sites and these are sufficient to provide 41 additional pitches by 2031. In addition, it can reasonably be expected that some permanent consents will be granted on suitable 'unidentified' sites in the future. There will also be turnover of pitches on the two public sites in the borough. Overall, by the means of the site allocations, the granting of consents (past and future) and public pitch turnover, the identified need for 187 pitches can be met over the timeframe of the Local Plan. The Local Plan's adoption is currently timetabled for the latter half of this year.
- 7.14 The PPTS directs that the lack of a 5 year supply of Gypsy pitches should be given weight in the consideration of granting a temporary consent. With the submission of the Local Plan, the Council's position is that it can demonstrate a 5.6 year supply of G&T sites at the base date of 1st April 2016. In these circumstances, the PPTS direction to positively consider the granting of a temporary consent does not apply.

Gypsy status

- 7.15 This application was validated on 2nd July 2012 just under 3 years before the date when the Government revised national planning guidance for Gypsy & Traveller development contained in 'Planning Policy for Traveller Sites' (PTS) came into force. In this, the planning definition of 'gypsies & travellers' was amended to exclude those who have ceased to travel permanently with the revised definition reading as follows;

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show-people or circus people travelling together as such."

- 7.16 The definition still includes those who are of a nomadic habit of life who have ceased to travel *temporarily* because of their own, or their dependants, health or education needs or old age. To determine whether an applicant falls within the definition (in terms of ceasing to travel temporarily), the PTS advises that regard should be had to; a) whether they had previously led a nomadic habit of life; b) the reasons for ceasing their nomadic habit of life; and c) whether there is an intention of living a nomadic habit of life in the future and if so, how soon and in what circumstances.
- 7.17 In response to this, the applicant, who already benefits from a full planning permission for two mobile homes on the application site (MA/08/0671) has submitted a statement to substantiate her and her wider family's status as gypsies and travellers. The additional mobile homes are for the applicant's two step children and information has been provided outlining that her step son has travelled extensively and maintains himself by finding work (which has not ceased) and wishes to use the site as a settled base and to be close to his family. With regard to the applicant's step daughter, she has recently had a baby. She used to travel with her father, but now intends to cease travelling due to her baby's health/future education needs but intends to travel once more when it is appropriate to do so. Based on the information provided, it is

considered the proposed occupants of the 2 additional mobile homes comply with the definition of gypsies and travellers.

Visual Impact

- 7.18 Criterion 1 of policy GT1(4) requires that the site capacity does not exceed 6 pitches and at 4 pitches, the application complies. Criterion 2 requires access to be via Stockett, which is the case. Criterion 3 requires that the additional pitches are within the site boundaries, which they are. Criterion 4 requires that the outside landscape boundaries are retained and managed, and native hedgerows bound the PROW. The 1.5-2m metre high boundary hedge of native species, which largely screens views of the site from Stockett Lane, would be retained and this can be secured by condition. Native hedge/tree lines exist on the northern, western and southern boundaries, which also serve to contain the visual impact of the site and can be secured by condition. This complies with the draft policy. Native planting has been carried out on the south side of the PROW in connection with proposed Plot 2 in line with the draft policy but laurel has been planted on the north side associated with Plot 1. Plot 1 already has consent and so it is not reasonable to seek to change this. Apart from this minor conflict, the proposals comply with the draft policy for the site.
- 7.19 Overall, the additional pitches would not result in any unacceptable harm to the landscape beyond the lawful status of the site for 2 pitches with landscaping retained to limit any impact. With this in mind and the allocation of the site for up to 6 pitches it is considered that there are no grounds to object on landscape impact.
- 7.20 The site is outside of any area of designated landscape but is proposed as a Landscape of Local Value (LLV) in the submitted Local Plan. However, the site is obviously allocated for the development in this plan and so notwithstanding that there wouldn't be any unacceptable harm, the landscape impact in this LLV has been accepted by the Council.
- 7.21 The Parish Council and neighbour comments have raised the issue of location within the Southern Anti-Coalescence Belt (saved policy ENV32). Within this area the policy seeks to resist development that would significantly extend the defined urban area or settlement or, by infilling, would consolidate existing areas of development. Two additional mobile homes are not considered to contravene the aims of that policy (which seeks to prevent rural settlements around Maidstone coalescing with the urban area). In addition, this policy is not proposed to be taken forward in the new Local Plan.

Highways

- 7.22 The existing access would be used (in line with the draft policy), and Kent Highways have previously raised no objections to the access or use of the site. Nevertheless concerns have been raised by some local residents that the proposal would result in an increase in car use within the locality, in their mind, to the detriment of highway safety. The additional pitches would result in some increase of vehicle movements on local roads, however, this would not be to a level that would have any material impact. The access to and from the site is of a good standard with good visibility splays in either direction and on this basis there are considered no grounds to object on highway safety.

Other Matters

- 7.23 The nearest residences to the site are other neighbouring gypsy and traveller sites and the distance from these properties is considered to be sufficient to prevent any harm to amenity. The nearest 'dwellings' are some 280m to the south of the site, where no harmful impact would be felt.
- 7.24 Public Right of Way KM149 would remain unimpeded to allow continued public access and use.
- 7.25 The site is located close to local amenities such as schools, shops and surgeries all within walking distance of Coxheath. Also available in Coxheath are public transport links to Maidstone town centre. The proposals are considered to be a suitable location in the context of gypsy and traveller development.
- 7.26 Other matters raised relate to concern over the size of the utility blocks, no details of recycling bins, and no details of design or finishes of mobile homes and utility buildings. The utility blocks are considered to be of a reasonable size (approx. 11m x 4m, and 3m height) but more importantly they are not considered to cause any unacceptable harm at this well-contained site. They are finished with weatherboarding and hipped tiled roofs. It is considered unnecessary and unreasonable to seek to control the colour or appearance of any mobile homes. Details of bins are not a planning consideration but there is clearly room for storage of bins.

8.0 CONCLUSION

- 8.01 The site has been allocated by the Council in the submitted Local Plan for 6 gypsy and traveller pitches under policy GT1(4), which is considered to attract significant weight. The application seeks an additional 2 pitches bringing the total to 4 pitches.
- 8.02 For the reasons outlined above, the proposals fundamentally comply with the draft policy for the site, and would not cause any unacceptable harm to the countryside subject to retained landscaping, which will be secured by condition, which is in accordance with policy ENV28 of the Local Plan. The proposals would cause no other harm and there are considered to be no grounds to warrant refusal. On this basis, planning permission is recommended subject to the following conditions.

9.0 RECOMMENDATION – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - Unnumbered Site location plan received 29th June 2012
 - 1111-01 (Proposed Static Mobile Homes, Parking and Landscape) received 29th June 2012

Reason: to ensure that the quality of the development is maintained and to maintain the character of the surrounding countryside.

2. The site shall not be used as a caravan site by any persons other than gypsies or Travellers and their family and/or dependants, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015;

Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to provide accommodation solely for gypsies who satisfy these requirements for Gypsy and Traveller Caravan Sites.

3. No more than two static caravans and two tourers in connection with this planning permission, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time unless otherwise agreed in writing by the Local Planning Authority;

Reason: To safeguard the character and appearance of the countryside.

4. Within three months of the date of this permission, specific details of a landscaping scheme, designed in accordance with the principles of the Council's landscape character guidance, including implementation and long-term management, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
 - Retention and future maintenance of the hedgerows and trees along the site's northern, southern, western and eastern boundaries.
 - Native hedgerow planting along the south side of PROW KM49.

Reason: To safeguard the character and appearance of the countryside.

5. Any planting shall be carried out in accordance with the approved landscape scheme no later than the planting season from October 2017 to February 2018 unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of five years die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for a variation.

Reason: To safeguard the character and appearance of the countryside.

6. Within three months of the date of this permission, elevation plans of the utility blocks shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of clarity and to safeguard the character and appearance of the countryside.

7. Within three months of the date of this permission, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall only be installed in accordance with the approved details.

Reason: To safeguard the character and appearance of the countryside.

8. No commercial or business activities shall take place on the land, including the storage of vehicles or materials and livery use;

Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the countryside.

Case Officer: Richard Timms



12/1209 Land Next to Primrose Paddock

Scale: 1:2500

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REPORT SUMMARY

REFERENCE NO - 16/502179/FULL			
APPLICATION PROPOSAL Two storey front extension, roof extension to create a second floor including rear dormer. Excavate area in front of property to create parking. Excavation works to the rear garden (part-retrospective) and addition of pitched roof and alterations to garage/outbuilding (retrospective).			
ADDRESS Bethany Boxley Road Walderslade Kent ME5 9JD			
RECOMMENDATION – Approval			
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development is considered to comply with the policies of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework, and there are no overriding material considerations to indicate a refusal of planning consent.			
REASON FOR REFERRAL TO COMMITTEE Boxley Parish Council wish to see the application refused and reported to planning committee			
WARD Boxley	PARISH/TOWN COUNCIL Boxley	APPLICANT Mr Frazer Rogers AGENT Coteq Ltd	
DECISION DUE DATE 16/06/16	PUBLICITY EXPIRY DATE 17/10/16	OFFICER SITE VISIT DATE 04/08/2016	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/501654/FULL	Singe storey rear extension, two storey front extension, roof extension, loft conversion, insertion of rear dormers, raised decking area to front, pitched roof to garage, excavation of front garden to create hard standing	Refused. Dismissed on Appeal	04/06/2015
Summarised reasons for refusal: 1. The proposed 2 storey front extension (due to height, design and projection) would create an incongruous feature which would materially detract from the appearance and character of the street scene and the visual amenities of the area, contrary to policy H18 of the adopted Local Plan (2000) 2. The proposed rear extension, by reason of its excessive rearward projection, height and proximity to the side boundaries, would have an overbearing and unneighbourly impact on the residential amenities of the adjoining properties on either side of the application site to an unacceptable degree contrary to policy H18 of the adopted Local Plan (2000).			
Appeal Dismissed; the following conclusions are of note; 1. The inspector concluded there was no conflict with Policy H18 in terms of design and character of the area noting that the design, height, projection and scale of the proposed development would not be harmful to the character and appearance of the surrounding area. The modified parking area and alterations of the garage were also considered acceptable. 2. The inspector concluded the due to the rearward projection at ground and roof level that proposal would have an overbearing impact upon neighbouring occupiers and therefore would conflict with Policy H18 in terms of residential amenity.			

16/501281/LAWP RO	Lawful Development Certificate (Proposed) for erection of a single storey rear extension. Alterations to fenestration including two new windows.	Approved	02/06/2016
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MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The site lies on the north-east side of Boxley Road, and comprises a detached bungalow with a detached garage/outbuilding fronting onto Boxley Road. The site is situated within the area of Walderslade, which forms part of the urban area of Maidstone.
- 1.02 The land on the proposal site is very steeply sloping upwards, away from Boxley Road to an area of mature and ancient woodland known as Beechen Bank to the rear of the proposal site which is protected by a TPO (1/1972).
- 1.03 The proposal site is situated between two-storey detached dwellings either side. Regarding the character of the street scene, there is considerable diversity for dwellings on the north-east side of Boxley Road buildings appear as single, two or three storeys, there are distinctive gable features, dormers, balconies, large dwellings and smaller properties, contemporary architecture and more traditional architecture, as well as visible parking areas, garages and driveways.
- 1.04 A single storey rear extension approved under reference: 16/501281/LAWPRO is currently under construction. This extends to the rear of the dwelling by 4m, for the full width of the dwelling and has a flat roof with a height of 3.2m.

2.0 PROPOSAL

- 2.01 The proposed two storey front extension would extend 1m to the front for the full width of the dwelling. This would incorporate a roof extension to create a second storey, to create a gable-end roof with two projecting gable glazed elements, and a flat roof dormer to the rear of the dwelling. The ridge height of the dwelling would increase by 2.2m. The extension would be finished in facing brickwork, roof tiles, aluminium and PVC windows and PVC doors.
- 2.02 The excavated area to the front of the dwelling would create four parking spaces for the site. It would be cut into the existing steep slope to the front of the dwelling, maintained by a retaining wall. It would have a depth of between 10.6m-11m, and a width of 5.6m. It would be finished in block paving, with a soakaway (1m³) to collect surface water. Landscaping in the form of three trees/large shrubs is shown within this parking area.
- 2.03 Retrospective permission is sought for alterations to the garage/outbuilding to the front of the dwelling. This includes the addition of a pitched hipped roof with a rooflight, finished in roof tiles, and replacement of double garage door with a single door and infilled with matching brickwork.
- 2.04 Permission is sought for excavation works to the rear garden (part retrospective). The garden to the rear of the dwelling is on a steep slope to the rear of the site, the retrospective works create a central stair with patio area on either side within the rear garden of the site. Works have commenced on site to engineer a further tier within

the garden on higher land and some retaining walls have been started for this additional tier. Following officer advice the applicant has withdrawn the works to form the upper tier within the garden from the plans. If Members are minded to grant permission a mechanism would be necessary to ensure that the regrading works to this upper tier are removed from the site within a given timeframe.

Background Information

- 2.05 In comparison to the refused application ref: 15/501654/FULL, the amended application does not include a rear extension. Rather, the addition of a second storey is being achieved by an increase in the roof height and rear dormer, which does not extend beyond the rear elevation. The design on the front elevation of the dwelling has also been altered from the appeal scheme.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: H18
Supplementary Planning Documents: Residential Extensions SPD
Emerging Local Plan: DM1, DM2, DM8

4.0 LOCAL REPRESENTATIONS

- 4.01 Boxley Parish Council wish to see the application refused and reported to planning committee for the following reasons;
- Harm to streetscene due to the design & height of extension; parking area and engineering to front of dwelling; garage/outbuilding exceeds established building line.
 - Design should be amended; reduce the ridge line in keeping with the existing street scene; extension should utilise the footprint of the existing dwelling to respect existing building line on Boxley Road is preserved; reduce off-street parking area.
 - Concerns garage/outbuilding is in residential use.
 - Amenity impact; loss of light.
 - Site is being developed without planning permission or enforcement action.

Requests conditions to address the following if approved;

- Plans should be submitted for the engineering works to car parking area.
 - Hours of construction to be between 8.00 am and 5.00 pm Monday-Friday; 8.00am and 1.00 pm on Saturdays with no work taking place on a Sunday or Bank holidays.
 - No access to the site is to be allowed through Beechen Bank, to protect the Ancient Woodland covered by TPO.
 - Highest sustainable standards of construction applied & monitored by MBC Building Control
 - Materials approved prior to commencement of development.
 - Removal of future permitted development rights
 - Road is to be kept clear of rubble and mud.
- 4.02 Three neighbouring properties have made 5 representations objecting to the following;

- Overlooking (any side windows should be obscure glazed)
- Loss of light
- Harm to streetscene; exceeds building line, ridge line too high, engineering works & parking are to the front of the dwelling (should be limited to two parking spaces).
- Change of use to garage requires planning permission, rear engineering works to garden should be incorporated into this application.
- Front engineering works may damage neighbouring properties.
- Requested conditions; removal of permitted development rights; landscaping scheme; materials to be approved prior to construction; restricted working hours; no access from Beechen Bank (and protected woodland); sustainable construction methods; Boxley Road is kept clean of building materials and should remain open; protection of amenity land from damage.

5.0 CONSULTATIONS

5.01 KCC Highways – No objection

5.02 MBC Landscape – No objection, subject to landscaping condition

The extent of the earthworks to the rear of the application site do not appear to have changed significantly since my visit back in the summer. The retaining walls being built are located outside the woodland buffer for the ancient TPO woodland that flanks the rear garden boundary. Therefore, from an arboricultural perspective there are no grounds for refusal. In respect to landscaping, I would want to see the usual landscaping conditions apply should you be minded to approve the application. An informative reminding the owner that any works to the trees growing within the TPO woodland toward the rear garden boundary will require formal consent is also advised.

6.0 APPRAISAL

Principle of Development

6.01 Domestic extensions and alterations within urban areas are acceptable subject to meeting the criteria set out in policy H18 of the local plan. I would consider the main considerations involved with this application are the impact on the host dwelling, impact upon the streetscene and character of the area, impact upon neighbouring amenity and impact upon parking. These matters will be assessed in turn below. It should be noted that the appeal Inspector wasn't concerned with the aesthetics of the design of the appeal scheme, but merely the impact of the bulk and mass of the additions on the neighbouring dwellings.

Design and Visual Amenity

6.02 Within the immediate area there is a mixed streetscene; there is considerable diversity for dwellings on the north-east side of Boxley Road, buildings appear as single, two or three storeys, there are distinctive gable features, dormers, balconies, large dwellings and smaller properties, contemporary architecture and more traditional architecture, as well as visible parking areas, garages and driveways.

6.03 Whilst the proposed two storey front extension and addition of a second storey would change the character of the dwelling, its outward appearance would be that of a replacement dwelling. In this instance a two storey dwelling in an urban area would

be considered acceptable in principle as there is no conformity to the streetscene. As noted above, there is no fixed character to the streetscene and a neighbouring dwelling 'Westwell' to the south-east of the site has a similar projecting gable glazed element to the proposed front extension.

- 6.04 I do not consider the scale of the proposed extensions to Bethany would be incongruous to the host property of the wider area. Regarding the building line, the proposal would exceed the common building line of its nearest neighbours (Hazelwood and Peradeniya), but would have a similar building line to neighbouring properties such as Safari, Nutwood or Cola along this side of Boxley Road, and therefore I am satisfied the front extension would not cause harm to the character of the area. The dwelling would be finished with a mix of facing brickwork, roof tiles, aluminium and PVC windows and PVC doors. I would consider it appropriate to request details/samples of materials to ensure a satisfactory finish for the development.
- 6.05 The character of the frontage to these dwellings on Boxley Road is also mixed, and includes front gardens, paved driveways and garages. The proposed parking area would be finished in block paving, with retaining walls and are similar to other visible parking areas within the streetscene. The addition of trees/shrubbery along the back wall of the parking area will soften the visual impact of the retaining wall and will be secured by a condition. The alterations to the garage are minor changes and would not harmfully impact the character of the area in my view.
- 6.06 The application has been amended to omit the upper tier of the garden which is partially under construction. This amendment has been sought by Officers due to the levels of the site which result in that upper tier being unduly dominant, not just for the extended dwelling but the adjacent neighbours. This upper area can be conditioned to be restored to its former, sloped appearance to ensure that this additional "build out" within the garden is not retained within the site. I am satisfied that the lower tier, which features central stairs and two patio areas to the side of the staircase would be no worse than the previous sloped garden and part patio which existed within the site prior to the application. Given the lower tier of engineering within the garden is located to the rear of the dwelling, and neighbouring garden areas have similar developments close to their rear building line, I am satisfied the proposal, as amended, would not detrimentally impact upon the appearance of the site or wider area.

Residential Amenity

- 6.07 The previous application (ref: 15/501654/FULL) was refused as it was considered to have an overbearing and unneighbourly impact on the residential amenities of the adjoining properties (Hazelwood and Peradeniya) due to rear extensions excessive rearward projection, height and proximity to the side boundaries.
- 6.08 The rear extension element of the proposal has been removed from this scheme. The addition of the second storey on the rear part of the house includes a flat roof dormer, but would not extend beyond the rear part of the dwelling (as the appeal scheme did), and maintains the common rear building line with the adjoining neighbours. Given the relative building lines and in the absence of side windows serving habitable rooms on the adjoining neighbours (Hazelwood and Peradeniya) I am satisfied the proposal would not result in an overbearing impact upon neighbouring properties, and a suitable outlook would remain to ensure there is no significant harm to the amenities of these neighbours.

- 6.09 In terms of loss of light, the proposal would pass the BRE 45° light tests for the adjoining neighbours, a sun study has also been provided as part of the application. Given the relative building lines, and gap between the proposal site and adjoining two-storey neighbours, I am satisfied there would be no significant harm in terms of loss of light or overshadowing.
- 6.10 In terms of privacy, there are no first floor side windows which face either adjoining neighbour. The scheme would introduce new dormer windows to the rear of Bethany. There is already a degree of mutual overlooking between properties along Boxley Road, and any views from the new windows to neighbouring dwellings would be at oblique angles. Thus, there would not be any material change to the levels of privacy experienced by existing neighbouring occupants.
- 6.11 The amended (reduced) rear excavation works to the garden area of Bethany would create a staggered garden level. The neighbouring properties along Boxley Road have garden areas which are steeply sloped to the rear, and surrounding rear gardens have elements of land cut back to provide level patio areas, useable amenity areas, and staggered rear garden areas. As such there is already a degree of mutual overlooking from garden areas and the rear elevations of properties along Boxley Road. There is existing dense hedging/shrubbery along the boundary lines with adjoining neighbours, I would consider this is sufficient to ensure there is no significant harm in terms of privacy. I am satisfied the rear garden works would cause no significant harm in terms of loss of light or outlook. It should be added that the now omitted, upper tier of engineered garden would have resulted in a significant loss of privacy to both neighbours, which is why Officers have sought the removal of this additional raised level within the garden.
- 6.12 An objection has been received from a neighbouring property opposite the proposal site as No. 13 Leybourne Close regarding overlooking. There is a gap of approximately 27m between the front elevation of the proposed extension and rear boundary line of No. 13 Leybourne Close. There is an established tree line opposite the proposal site, along the boundary between Boxley Road and the rear of properties along Leybourne Close. Due to the separation distance of 27m, and existing screening I am satisfied there would be no significant harm in terms of overlooking to no. 13 Leybourne Close.

Highways

- 6.13 The alterations to the garage result in the loss of one parking space for the site, however the proposed parking area would increase parking provision for the site, providing four car parking spaces for the four bedroom dwelling. This part of Boxley Road is a narrow unclassified road with limited space for on-road parking. The proposed off-road parking area would reduce the need for the occupants to park on the narrow road, and thus would be an improvement. I am satisfied there would be adequate car parking provision within the curtilage of the dwellinghouse in accordance with Policy H18 of the Maidstone Borough Wide Local Plan. I am satisfied that this scheme would not have a detrimental impact upon highway safety and I raise no objection in this respect.

Landscaping

- 6.14 With regard to the rear excavation works, the retaining walls are being built outside of the woodland buffer for the ancient TPO woodland along the rear boundary of the site. As such the Landscape Officer raises no objection to the proposed works. The applicant will be reminded via an informative that any works to the trees growing

within the TPO woodland toward the rear garden boundary will require formal consent.

- 6.15 With regard to landscaping to the front of the dwelling, the parking area will result in the loss of a front garden area. The submitted plans show trees/shrubbery located against the rear wall of the car parking area, which will help soften the visual impact of this retaining wall. The details of this landscaping will be sought via a landscaping condition.

Other Matters

- 6.16 Issues relating to disturbance from construction activities/vehicles and damage to property are not planning considerations which can be taken into account. The Parish has raised concerns in relation to the garage being in residential use, I saw no evidence of this on my site visit. The Parish have also raised concerns in relation to ensuring the trees in the woodland TPO are protected during construction and that no access is provided to the site through these trees. The property only has access off Boxley Road and, as such I see no ability for the applicant to utilise the woodland to the rear to gain access to the site. The tree survey has demonstrated that the works would not be within the root protection zones of the woodland TPO'd trees and, as such their amenity will be protected. Building Control would, either through the Council's department or via an Approved Inspector ensure the development is constructed in a safe manner and this is not a material planning consideration. The LPA cannot require the road to be kept clear of mud and rubble as the operational use of the highway is not a planning matter and would fall to KCC to enforce. The parish have requested the removal of Permitted Development Rights and I agree with this request due to the levels on the site and the proximity of the extensions hereby approved to the boundaries of the site.

7.0 CONCLUSION

- 7.01 The amendments to the scheme and removal of the projecting rear extension ensures the proposal does not result in an overbearing or unneighbourly impact upon the adjoining properties either side, thus overcoming the reason for refusal outlined in 15/501654/FULL and upheld by the Inspector.
- 7.02 For the reasons stated above, the application is considered to be acceptable and accords with the adopted local plan policies, emerging local plan policies and accords with the principles of the NPPF. As such I recommend approval subject to conditions.

8.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS to include

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Prior to any development above damp proof course level, written details and samples of the materials to be used in the construction of the external surfaces of the buildings and hard surfaces hereby permitted have been submitted to and approved

in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

3. The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

4. The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species. The scheme shall be designed using the principles established in the Councils adopted Landscape Character Assessment and Landscape Guidelines and shall include details of planting within the parking area and any other landscaping within the site.

Reason: No such details have been submitted and to ensure a satisfactory setting and external appearance to the development.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory setting and external appearance to the development.

6. The development hereby permitted shall be carried out in accordance with the following approved plans. 00011/2 Rev B, 00022/3 rev B and 00022/2 Rev B received on 30.01.17.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

7. Within six months of date of this permission, the partly constructed, reinforced upper tier of garden, shall be removed from the site and the land regraded in accordance with drawing number 00022/3 Rev B received on 30.01.17, all arisings from the removal of the reinforced wall and regrading works shall be removed from the site.

Reason: In the interests of visual and residential amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising revoking and re-enacting that Order with or without modification), no new fences, gates, walls or other means of enclosure shall be erected without the prior written approval of the Local Planning

Authority.

Reason: In the interests of visual and residential amenity.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling other than hereby approved, including any additions or alterations to the roof, or erection of domestic outbuildings without the prior written approval of the Local Planning Authority.

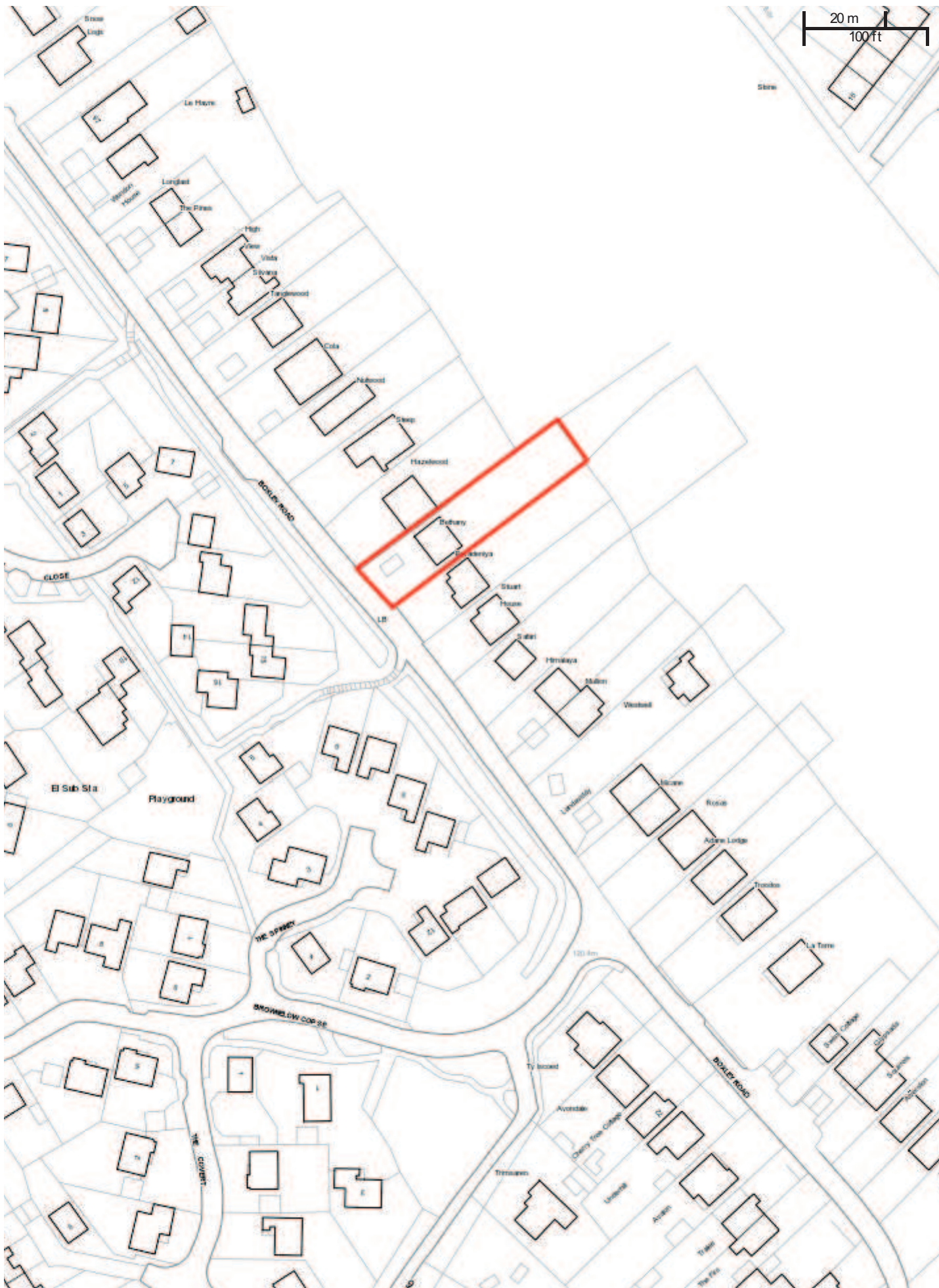
Reason: In the interests of visual and residential amenity.

INFORMATIVES

None

Case Officer: Lucy Harvey

- 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.



16/502179 Bethany, Boxley Road



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REPORT SUMMARY

REFERENCE NO - 16/507852/FULL			
APPLICATION PROPOSAL Demolish existing garage and erection of two-storey side extension.			
ADDRESS 7 Claremont Road Maidstone Kent ME14 5LZ			
RECOMMENDATION Approve Subject to Conditions			
SUMMARY OF REASONS FOR RECOMMENDATION This resubmission is considered to overcome the Council's previous reasons for refusal and the reasons as to why the previous appeal was dismissed. The scale, design and use of materials in the extension proposed is in keeping with the current appearance of the property and there is no adverse impact upon the character, appearance and visual amenity of the locality generally. The proposed extension does not result in any unacceptable impacts on adjoining neighbouring properties. External surfacing materials are shown in the application to match those used on the existing dwelling. The proposals are not considered to raise any overriding parking or highway safety issues. The two storey extension as proposed was previously considered acceptable by the inspector at the recent appeal and on this basis it would be different to substantiate a refusal on this basis.			
REASON FOR REFERRAL TO COMMITTEE Application called into committee by Cllr David Naghi			
WARD East	PARISH/TOWN COUNCIL	APPLICANT Mrs K Golding AGENT Edwards Planning Consultancy	
DECISION DUE DATE 10/01/17	PUBLICITY EXPIRY DATE 09/12/16	OFFICER SITE VISIT DATE	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/506785/FULL	Two storey side extension with single storey front extension	Refused	22/10/2015
<i>Summarise Reasons</i> The proposed two storey side extension by virtue of its scale, mass and bulk would overwhelm the character of the existing property, unbalance the pair of semi-detached properties and have a detrimental impact upon the character of the area and the street scene. The development would therefore be contrary to policy H18 of the Maidstone Borough Wide Local Plan (2000) and the guidance set out in the Council's Supplementary Planning Document Residential Extensions (2009).			
15/510348/FULL	Two storey side extension with single storey front extension (Resubmission of 15/506785/FULL)	Refused	17/02/2016
<i>Summarise Reasons</i> The proposed two storey side extension by virtue of its scale, mass and bulk would overwhelm the character of the existing property, unbalance the pair of semi-detached properties and have a detrimental impact upon the character of the area and the street scene. The development would therefore be contrary to policy H18 of the Maidstone Borough Wide Local Plan (2000) and the guidance set out in the Council's Supplementary Planning Document - Residential Extensions (2009).			

APP/U2235/D/16/3 148205	Two storey side extension with single storey front extension (Resubmission of 15/506786/FULL)	Dismissed	13/09/2016
<p><i>Summarise Reasons</i> It is notable that the appeal inspector considered the two storey extension element to be acceptable although the front extension proposed as part of the scheme was considered to be harmful to the street scene and thus contrary to the council's SPD and policies. Whilst he accepted he had found favour in respect of some of the aspects of the scheme, the front extension element was considered to be unacceptable and on this basis the appeal was dismissed.</p>			

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01.1 The application site comprises a two-storey semi-detached property situated along Claremont Road. The site has a single garage to the side and amenity space to the front and rear. The dwelling is located within the defined urban area of Maidstone as designated on the Borough-Wide Local Plan (2000). The immediate vicinity comprises two-storey semi-detached properties of similar scale and design. The site is not located within an area of planning constraint or restrictions.
- 1.02 The property is constructed of yellow brick, with the roof clad in concrete tiles. The front elevation of the dwelling is partially clad in white horizontal weatherboarding. The dwelling benefits from a generous front garden which incorporates a driveway serving the garage and is set back from the highway by approximately 7metres.

2.0 PROPOSAL

- 2.01 The application is a resubmission of 15/506785FULL and 15/510348/FULL and seeks planning consent to erect two-storey side and rear extensions. The width of the side extension measures approximately 2.8metres at the front, 3metres at the rear and 9.5metres in depth across the eastern flank of the dwelling. It extends beyond the rear wall by 2.1metres. The front of the proposed extension is set back by approximately 1.2metres from the existing front elevation, with the ridge of the side extension stepped down by approximately 0.2metres from the ridge of the host dwelling. This two storey extension is the same as found to be acceptable by the appeal inspector in early 2016.
- 2.02 The previous front extension proposed under application reference number 15/510348/FULL and which was the element found to be unacceptable at appeal has been completed removed from this re-submitted scheme. This front element of previous proposal had the following dimensions -Width - 5.3metres, Depth – 1.8metres and Height – 3.1metres. The front elevation on this current application remains the same as the existing dwelling.



3.0 PLANNING CONSTRAINTS

- 3.01 It is noted that the proposal site is not located in an area of planning constraints or restrictions.

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF): Paragraphs 49, 50, 56, 57, 60 and 61 of the government guidance in the National Planning Policy Framework.
National Planning Practice Guidance (NPPG):
Development Plan: Policy H18 Maidstone Borough Wide Local Plan
Supplementary Planning Documents: Residential Extensions Supplementary Planning Document (May 2009)

5.0 LOCAL REPRESENTATIONS

- 5.01 The owners/occupiers of dwellings adjoining the site were notified of this application by letter and a site notice displayed. Two representations received from neighbouring occupiers objecting to the proposal on the following summarised grounds;
-  Loss of light and outlook
 -  Harm to privacy

6.0 BACKGROUND PAPERS AND PLANS

Site Location Plan
Plans/Drawing Number CB 2798 01 Rev B – Existing and Proposed Elevations
Plan/Drawing Number CB2798 02 Rev C Proposed Floor Plans
Unnumbered Proposed Ground Floor Plan
Unnumbered Existing First Floor Plan

7.0 APPRAISAL

Principle of Development

- 7.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan comprises The Maidstone Borough-Wide Local Plan (2000).
- 7.02 Policy H18 of the adopted local plan states that the Council will permit extensions to residential properties provided that the proposal:
- 1) Is of a scale and design which does not overwhelm or destroy the character of the original property; and
 - 2) Will complement the street scene and adjacent existing buildings and the character of the area; and
 - 3) Will respect the amenities of adjoining residents regarding privacy, daylight, sunlight and maintenance of a pleasant outlook; and
 - 4) Ensures that adequate car parking provision within the curtilage of the dwelling is provided in accordance with adopted car parking standards.
- 7.03 The Residential Extension SPD further states that with regard to scale and form, an extension should fit unobtrusively with the building and its setting and be compatible with the surrounding properties. An extension should not dominate the original building or the locality and should be subservient to the original dwelling. Regarding rear extensions, the Residential Extensions SPD states that in the case of semi-detached or terraced houses, rear extensions should not normally exceed 3m in depth from the rear of the property.
- 7.04 In considering the above requirements, it is my view that the key issues for determination in this submission are the impact of the design and scale of this proposal on the character and appearance of the surrounding area and the amenities of the surrounding occupiers. Being a resubmission of planning application

15/506785/FULL and 15/510348/FULL, the LPA needs to be satisfied that this current application by virtue of its scale, design and fenestration overcomes the previous reasons for refusal and that dismissed at appeal.

- 7.05 It should be noted that the two storey extension that is now subject of this current application has been assessed by the Planning Inspectorate in 2016 (in respect of the refused application, 15/510348) and was considered acceptable. In respect of the two storey extension, the Inspector stated;

'The proposed two storey side extension would not harm this pleasant character of the area. The two storey side extension would be set sufficiently back from the front elevation and the ridgeline would be lower than the host property, so creating a subservient appearance, which corresponds with guidance set out in the Council's Residential Extensions Supplementary Planning Document 2009 (SPD). The existing fenestration of the house would be replicated in the extension through the design and placement of windows. There would be a gap retained to the boundary with No. 9.'

The aspect which led to the dismissal of the scheme, the front extension, has been removed from the current scheme and thus the scheme before members is essentially an extension found to be acceptable by the Planning Inspectorate.

Visual Impact

- 7.06 The two storey extension proposed would not harm the character of the area as it would be set sufficiently back from the front elevation of the dwelling by 1.2metres, a point recognised by the appeal inspector. The ridgeline is set slightly lower than the ridge of the host property ensuring that the extension appears subservient to the host dwelling, conforming with guidelines set out in the SPD for residential extensions. The gap retained to the common boundary with no.9 and the comparable fenestration detailing ensures that the extension maintains the pleasant character of the streetscene at Claremont Road. In his decision, the Inspector in the decision also noted the number of other properties in the area that had been extended and thus such development could be said to form part of the character of the area. Overall, it is not considered that the extension proposed would harm the character of the application property, the pair of semi-detached property at no.9 and the general vicinity.

Residential Amenity

- 7.07 The extension incorporates two windows to the eastern flank facing onto no.9 Claremont Road and one large south facing window. Both windows are to be glazed in obscure glass and restricted by limiters from opening 1700mm and therefore not considered to raise any overriding issues in terms of overlooking. This glazing can be secured by the appropriate condition. The south facing window faces onto Claremont Road and does not raise any significant amenity concerns. Two large windows are incorporated at ground floor and first floors of the rear extension which would not be considered to raise any overriding amenity concerns.
- 7.08 The rear element of the extension projects by 2.1metres beyond the rear building line at ground and first-floor levels. This element has a pitched roof above the first floor which slopes away from the neighbours and a ridgeline notably lower than the ridge of the host dwelling. There would be a considerable distance between the rear extension and the adjoining property at no5 and to no.9 Claremont Road. Although, there would be a reduction in the gap between the appeal property and the neighbour

at no.9, the gap is not considered a key component of the character of the area, which is derived from the front building line, landscaping at the front of the properties and the set-back of the dwellings from the road.

- 7.09 The proposed extension would not breach the 45 degree light test, set out in the SPD which is a useful guideline in determining this type of applications. The limited rearward projection is within what is acceptable in the SPD and would not result in any loss of light to no. 5 and 9 or to their gardens. There would be no overriding overbearing impact on outlook from no.5 or 9 significant enough to warrant a refusal. These conclusions on adjoining residential amenity concur with the conclusions of the appeal inspector.

Other Matters

- 7.10 The proposed development will result in the living space within this dwelling increasing in size from a 3 bedroom to a 5 bedroom house. It is considered that the creation of additional living space could have some impact on parking and vehicle movements to and from the site, however, it is unlikely any impacts arising would be so significant as to raise any overriding objection on grounds of congestion and associated highway safety issues. The development proposed by virtue of its siting within edge of town centre location, would have reasonable access to public transport and complies with the Council's policy objectives of encouraging the use of sustainable modes of travel. The development proposed is therefore considered acceptable on parking amenity.

There was one objection from a neighbour stating that his views of across Maidstone would be interrupted by the new extension but it is an accepted planning principle that there is no right to a view particularly in an urban area.

8.0 CONCLUSION

- 8.01 Overall, the scale, design, use of materials and fenestration in the extension proposed is in keeping with the current appearance of the property and considered to overcome the previous reasons for refusal and that of the dismissed appeal. It is clear the current scheme has removed the one element that was considered to be unacceptable at the appeal and the current scheme is one which has been assessed and considered to be acceptable by the appeal inspector. Officers have assessed the application and consider the impact on the character, appearance and visual amenity of the locality generally to be acceptable. The proposed extensions do not result in any adverse impact on any neighbouring property. External surfacing materials are shown in the application to match those used on the existing dwelling. The proposals are not considered to raise any overriding parking or highway safety issues.

Having assessed this submission against the requirements of policy H18 and the SPD for residential extensions, I believe the proposed extension is acceptable in design terms and will assimilate well within the general streetscene of Claremont Road, particularly when considering that the extension would be subservient to the host dwelling. I have given due consideration to the potential impacts upon neighbouring householders and I am of the opinion that there would be no affects so detrimental as to consider a refusal. In the circumstances, I recommend that this application is approved subject to appropriate conditions.

9.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS to include

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions 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/drawings CB 2798 01 Rev B and CB2798 02 Rev C received on 10th November, 2016

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.
3. The materials to be used in the construction of the external work to the building hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development
4. Before the development hereby permitted is first occupied, the windows on the eastern side elevation of the extension (as shown on CB2798 01 B) shall be obscure glazed and shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such:

Reason: To safeguard the privacy of existing and prospective occupiers.

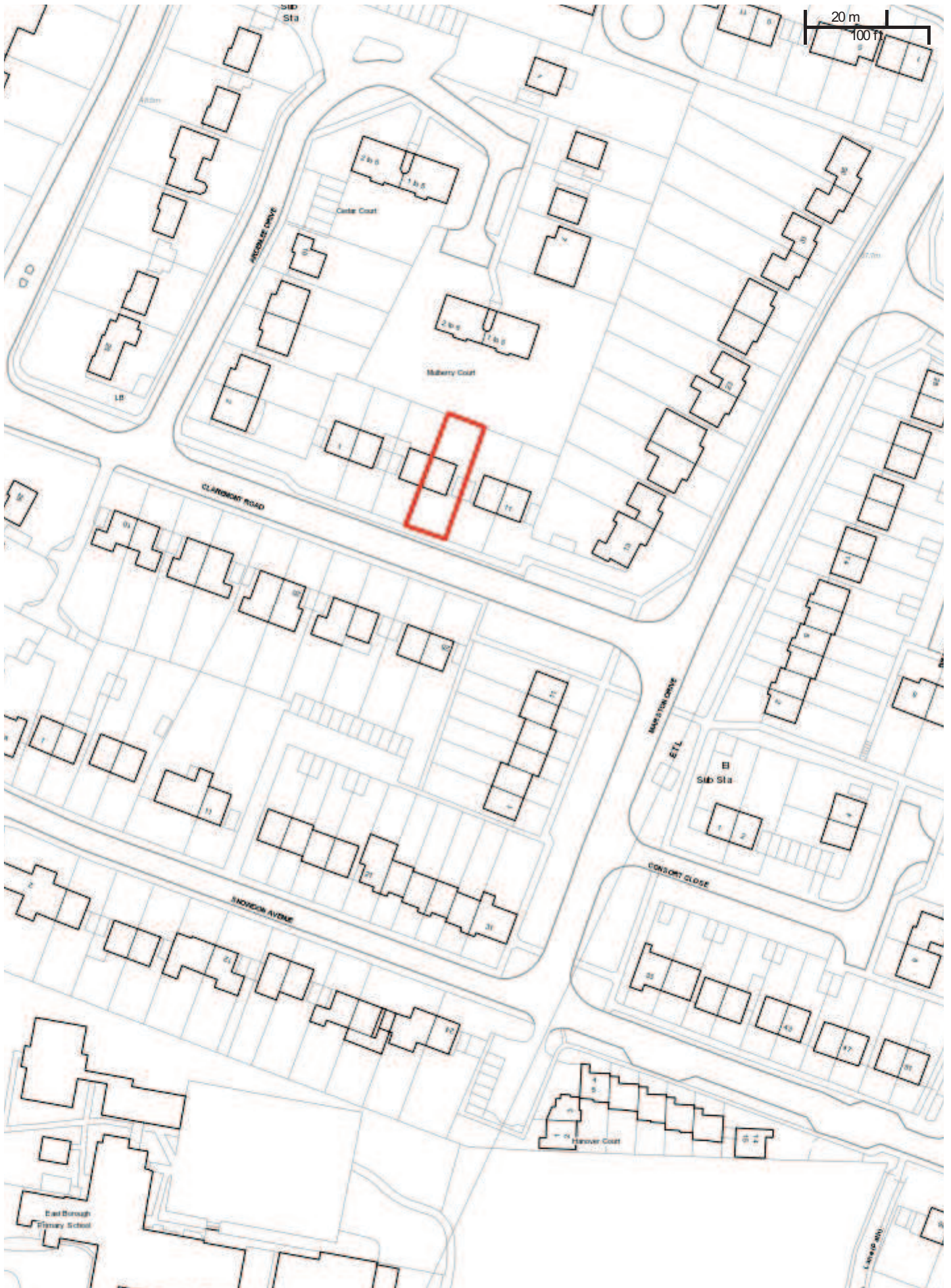
INFORMATIVES

NOTE TO APPLICANT – APPROVAL: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering pre-application advice, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance, the application was acceptable as submitted and no further assistance was required. The application was approved without delay; and the application was considered by the planning committee where applicant/agent has the opportunity to speak to the committee and promote the application.

Case Officer: Francis Amekor

- 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.



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