

## REPORT SUMMARY

<b>REFERENCE NO - 15/503232/FULL</b>		
<b>APPLICATION PROPOSAL</b> Proposed conversion of 5 garages into self contained 2-bedroom dwelling along with external alterations to the front and side of the building.		
<b>ADDRESS - 21 Eyhorne Street Hollingbourne Kent ME17 1TR</b>		
<b>RECOMMENDATION - APPROVE</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The proposed development is considered to comply with the policies of the Maidstone Borough-Wide Local Plan 2000, the Submission Version of the Maidstone Borough Local Plan, and the National Planning Policy Framework and there are no overriding material considerations to indicate a refusal of planning consent.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> - It is contrary to the views of Hollingbourne Parish Council.		
<b>WARD</b> North Downs	<b>PARISH COUNCIL</b> Hollingbourne	<b>APPLICANT</b> Dudrich Developments Ltd <b>AGENT</b> Architecture Design
<b>DECISION DUE DATE</b> 29/08/16	<b>PUBLICITY EXPIRY DATE</b> 27/08/15	<b>OFFICER SITE VISIT DATE</b> 26/08/15

### 1.0 Background information

- 1.01 On 25<sup>th</sup> August 2016, Members of the Planning Committee agreed to defer this planning application for further discussions with the applicant as to how the proposal will be constructed, with particular regard to the narrow access from Eyhorne Street and the listed buildings either side of the access.
- 1.02 For reference, the report from the 25<sup>th</sup> August Planning Committee is attached (Appendix 1).

### 2.0 Consultee/neighbour responses

- 2.01 No further representations have been received since the 25<sup>th</sup> August 2016.

### 3.0 Applicant response to reasons for deferral

- 3.01 The applicant has submitted a written statement addressing the reason for deferral. The details of this will now follow, with 3 key areas having been identified, those being: access to and from the site; the properties adjacent the access; and the shallow services in access drive.
- 3.02 The Build strategy is as follows:
- *Removal of identified internal ground floor intermediate walls. Diagonal Bracing of remaining masonry walls to prevent lateral movement.*
  - *Existing concrete first floor to be supported by intermediate steel UC 152x152 beams placed at strategic points spanning from external front masonry load bearing walls to rear masonry load bearing walls.*
  - *Existing 100mm concrete floor to be completely removed along with hard-core and bedding material.*
  - *New concrete floor complete with 1200 gauge damp proof membrane to be installed.*
  - *Internal structural timber frame construction to perimeter wall and internal partitions all complete with 100mm High Density Rigid Insulation Board and vapour barrier.*
  - *Foil backed Plaster / wallboard dry-lining system to provide internal finish.*

- 3.03 The expected power tools would be a small 110v hand held breaker (low vibration); 110v Angle Grinder; 110v Chop Saw; and battery Operated small hand tools.
- 3.04 In terms of the transport of materials into and off the site the applicant confirms:
- *Project is small enough to anticipate all materials will be man handled in and off the site.*
  - *Delivery trucks will stop on Eyhorne Street as close to the site as possible and the load will then be taken by hand into site.*
  - *No Lorries or vans will be instructed to enter site.*
  - *A Mini 1 Dumper weighing less than an average size family car and width of 1118mm will be only construction vehicle used on site where necessary.*
- 3.05 Storage of materials and construction items will be within the development itself and within one of the existing remaining garages.
- 3.06 Dudrich Developments Ltd has at its disposal within Hollingbourne another site within walking distance of the application site that will provide parking facilities for all construction personnel.
- 3.07 With the consent of the property owners, protective measures such as hoarding and Heras Fencing will be placed in strategic positions to best protect and safeguard the integrity of all buildings/gardens/walls where it is deemed necessary. Dust and airborne debris will be kept to a minimum by use of plastic sheeting and wetting areas of work.
- 3.08 Dudrich Developments Ltd Building Contractors carries no less than £10million of Public Liability Insurance and are members of the NHBC; and Individual Project Insurance is also put in place at the commencement of all works. The applicant also has over 30 years of construction and renovation experience holding an established team of Architects, Building Surveyors and Construction Lawyers.

#### **4.0 Conclusion**

- 4.01 Please refer to the original committee report with regards to all other issues relating to this application as these remain unchanged.
- 4.02 I am satisfied that the applicant has addressed the Members concerns, in that sufficient information has been provided to explain how the proposal would be constructed given the constraints of the site. With these details considered, I remain of the view that the scheme is acceptable in terms of its design; its impact on adjacent residents; and the local highway network. As such, it is considered overall that the proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. I therefore recommend approval of the application on this basis.

#### **5.0 RECOMMENDATION – GRANT Subject to the following conditions:**

- (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 shall not commence until written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed using the approved materials and maintained thereafter unless otherwise agreed in writing by the local planning authority;

Reason: To ensure a satisfactory appearance to the development.

- (3) If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.

b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason: In the interests of public safety and pollution prevention.

- (4) 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.

- (5) If the development hereby approved requires any groundwork/excavation (including installation/laying of services), no development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- (6) The development hereby permitted shall be carried out in accordance with the following approved plans: P(11) 01 Rev B, 02 Rev B, 03 Rev B and 04 Rev B received 07/09/15;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

#### INFORMATIVES

- (1) A formal application for the connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).
- (2) 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. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
- (3) The applicant is advised that no demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

Case Officer: Kathryn Altieri

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.