

Item 13 - Pages 7-16
18/503410/FULL
130 Upper Fant Road, Maidstone, Kent ME16 8BU

Having read the committee report and perused the plans accompanying this application, Councillor Harwood has observed that there are no conditions relating to renewable energy generation, electric vehicle charging points, integral niches for wildlife, landscaping or boundary treatments.

The site sits in a dense urban area where the imposition of a condition regarding landscaping would not be appropriate and is not necessary, given the lack of space to implement any landscaping measures.

On such a tight site, where the external appearance of the building and its replication of the existing terrace is a vital factor, it is not considered that there is scope for decentralised or renewable energy sources to be incorporated into the proposal. As such, a condition of this nature is considered to be unreasonable in this instance.

Recommendation

Addition of the following conditions:

7. The development hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the dwelling by means such as swift bricks, bat tube or bricks. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site.

8. The dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed on the building, and shall thereafter be retained for that purpose.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

Officer recommendation remains unchanged