

<b>REFERENCE NO - 19/503614/REM</b>			
<b>APPLICATION PROPOSAL</b>			
Approval of Reserved Matters of appearance, landscaping layout and scale for the erection of four dwellings (that will be used as a temporary sales area) following the approval of outline planning permission ref. 15/509015/OUT.			
<b>ADDRESS</b> Land South Of Sutton Road, Langley, Kent			
<b>SUMMARY OF REASONS FOR RECOMMENDATION – (APPROVE SUBJECT TO CONDITIONS)</b>			
<ul style="list-style-type: none"> <li>• The site forms part of the wider housing allocation for 800 houses in the Local Plan under policy H1(10), and benefits from outline planning permission.</li> <li>• The proposals comply with the relevant criterion under policy H1(10), other relevant policies within the Local Plan, and parameters of the outline permission.</li> <li>• The development is considered to be of a high quality in terms of its design, layout, and materials.</li> <li>• Permission is therefore recommended.</li> </ul>			
<b>REASON FOR REFERRAL TO COMMITTEE</b>			
Langley Parish Council wish to see the application refused and reported to Planning Committee for the reasons set out below.			
<b>WARD</b> Park Wood	<b>PARISH COUNCIL</b> Langley	<b>APPLICANT</b> Countryside Properties <b>AGENT</b> DHA Planning	
<b>DECISION DUE DATE</b> 06/12/19		<b>PUBLICITY EXPIRY DATE</b> 20/09/19	
<b>RELEVANT PLANNING HISTORY</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
15/509015	Outline application for residential development (up to 800 houses), together with non-residential uses (including potentially A1, A3, A4, D1(a), D1(b), or B1, up to 0.4 ha of land reserved for C2 (residential care), the reservation of 2.1 ha of land for primary education (use class D1), public open space in the form of natural green space, allotments, play facilities and informal open space together with landscaping, parking, footpath and cycle links and the necessary servicing, drainage and the provision of necessary utilities infrastructure, with all matters reserved for future consideration with the exception of access.	APPROVED	18.04.18

18/505429	Reserved matters for the associated infrastructure pursuant to outline application 15/509015.	APPROVED	19.11.19
19/503395	Approval of Reserved Matters of phase 1 of outline planning permission 15/509015/OUT, for the erection of 173 dwellings, and associated highways works and landscaping. (Appearance, landscaping, layout and scale being sought).	PENDING	

## **1.0 DESCRIPTION OF SITE**

1.01 The application relates to 4 dwellings that will be used as a temporary sales area in association with the approved development of 800 houses. The houses are within the centre of the site fronting Sutton Road. A separate 'infrastructure and landscape' application has been approved including structural landscaping across the frontage with Sutton Road, the roundabout access, and main spine road into the site. The 4 dwellings would be to the southeast of the roundabout.

## **2.0 PROPOSAL**

2.01 The application seeks permission through reserved matters of appearance, landscaping, layout and scale for 4 dwellings. The dwellings would be used as a temporary sales area in the first instance before being used as market houses within Phase 2 of the scheme, once the overall development has been completed. The 4 dwellings would be served from a temporary access from the main spine road with car parking to the front on a temporary basis for 2 years or until the adjacent spine road and its associated pedestrian links become operational.

2.02 The houses would follow the design theme of Phase 1 with two sets of gable fronted buildings of 2 and 3 storey height linked by a garage.

## **3.0 POLICY AND OTHER CONSIDERATIONS**

- Maidstone Borough Local Plan (2011-2031): SS1, SP1, SP3, SP19, SP20, SP23, H1, ID1, H1(10), DM1, DM2, DM3, DM6, DM8, DM12, DM19, DM21, DM23
- Kent Waste and Minerals Plan 2016
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- MBC Air Quality Planning Guidance (2018)
- MBC Public Art Guidance (2018)

## **4.0 LOCAL REPRESENTATIONS**

4.01 **Local Residents:** 1 representation received raising the following (summarised) points:

- Frontage houses should not be 3 storeys.
- Does not blend in with existing housing or countryside.
- Style should reflect traditional Kentish rural buildings.
- Impervious surfaces.
- Lack of green space.
- Traffic and congestion.

**4.02 Langley Parish Council:** Raise the following (summarised) points:

*"Langley Parish Council acknowledges the height parameter plan agreed under reference 15/509015, however, we would still wish to uphold our objections especially in relation to the urban design."*

- Plots 176 and 177 are too high and have the appearance of 'urban' town houses. The 'diaper' pattern on the frontage also does not enhance the property with a rural feel.
- Plots 174 and 175 the 'diaper' pattern is not in keeping with the countryside.
- We would like to see the height of the houses reduced to a maximum of 2 1/2 storeys and a more 'rural Kentish' design be applied to the housing (white weather boarding, Kent peg tiles (or similar), ragstone wall features).

## **5.0 CONSULTATIONS**

*(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)*

**5.01 KCC Highways:** No objections subject to the visitor parking area having temporary permission.

## **6.0 APPRAISAL**

**6.01** The principle of housing development at the site has been accepted under the outline consent and the site is allocated in the Local Plan for housing under policy H1(10). The key issues to consider are the following:

- Design, layout, scale, landscaping and compliance with the site allocation policy and outline permission.
- Highways matters.

### Design & Layout

**6.02** The site allocation policy does not have any criterion specifically relevant to the layout in this part of the site. The outline permission was accompanied by five Parameter Plans relating to density, heights, strategic landscaping, access and movement, and land use. These Parameters Plans were accepted at the outline stage and secured under condition 41. Reference to these plans will therefore be made where relevant.

- 6.03 The siting of the four houses follows that of the housing within Phase 1 with a similar set back from the main spine road and Sutton Road. The houses suitably address the roundabout, spine road, and Sutton Road providing a focal building on the entrance to the site. The north flank wall of the houses would have windows and diaper pattern brickwork to ensure this elevation is animated towards Sutton Road. The positioning of the houses would allow for further development within Phase 2 that would be consistent with the layout approach on Phase 1, and so would ensure a high quality development in accordance with policy DM1 of the Local Plan.
- 6.04 A temporary parking area for the sales units is proposed to the front but once removed a large landscaped area would remain which would provide an appropriate frontage.

#### Appearance & Scale

- 6.05 The site policy has no specific requirements for appearance and scale but policy DM1 seeks high quality design and positive responses to local character. Condition 39 of the outline permission limits heights to those shown on the approved 'Building Heights Parameter Plan', which allows for 3 storey heights at this part of the site.
- 6.06 The proposed houses follow the same design concept as Phase 1 with a more contemporary style than say the more 'traditional' and common housing styles found in the recent developments to the west on Sutton Road, and indeed on many other housing estates. This is through simple and uncluttered buildings with the use of strong gables that front onto streets as a recurring theme, in rows of houses to emphasise the gables and create rhythm. This creates a distinctive character as advocated by 'Maidstone Building for Life 12'.
- 6.07 The finish of the buildings would be crisp with minimal facias to emphasise the gables and create clean lines to the roofs. A key to achieving this is to ensure that any paraphernalia such as meter boxes and guttering is positioned to limit its impact which can be secured by condition. Detailed brickwork features around and between windows to break up elevations would be used including diaper patterned brickwork, hit and miss raised brickwork, and striped brickwork to provide interest. Additional brickwork features have been negotiated on more prominent buildings and will be secured by condition. To ensure quality detailing and finishes a condition will be attached to require specific details of windows, guttering, gable verges, facias, soffits, porches, and brickwork.
- 6.08 Materials would include a range of contrasting stock bricks for the main parts of the buildings, soldier courses, feature panels, and diaper work, and whilst of a more contemporary style, clay tiles and quality semi-composite slate to the roofs would be used to provide vernacular materials. These would be formally approved via samples under condition 17 of the outline consent. Hit and miss brickwork has been negotiated to the garage fronting the entrance road to provide interest on this elevation.

- 6.09 Langley Parish Council does not consider the design and appearance is in keeping with the countryside, is too urban, and should be more 'rural Kentish'. The wider site is within the defined urban area of Maidstone (not the countryside) and the site fronts Sutton Road. As such, this area does not form a transition with the countryside and so a more contemporary style is entirely acceptable. I would also suggest that provided a design is of sufficient quality in itself, and is not within a strongly protected area such as a Conservation Area, there is no need to slavishly follow a pastiche.
- 6.10 The building heights are 2 storeys for the pair closest to Sutton Road and 3 storeys for the other pair. Importantly, 3 storey heights (up to 13m) have been accepted in principle by the Local Planning Authority in this part –of the site when the outline permission was approved with the 'Building Heights Parameter Plan'. The proposals are within these parameters.
- 6.11 Langley Parish Council, whilst acknowledging the approved Parameter Plan, objects to 3 storey houses along Sutton Road and anything above 2.5 storeys. Notwithstanding the fact that these are allowed under the outline permission, the 3 storey buildings are set well back from the main spine road (22m) with strategic landscaping in front. As such the heights would be entirely appropriate and in proportion with the width and set back from the spine road.
- 6.12 The exposed garden boundary on the north side would be brick walling and the houses and gardens would be laid out to ensure sufficient privacy and outlook. Space to the front of the houses is provided for grass/landscaping with the precise planting specifications and plant schedules provided under condition 4 of the outline consent.
- 6.13 Overall, I consider the appearance and scale of the buildings to be to a high standard and in accordance policy DM1 of the Local Plan.

#### Highways

- 6.14 The visitor parking for the sales houses will be temporary for 2 years until such time that a permanent access to the houses has been submitted under Phase 2 of the development. The visitor parking would not be acceptable on a permanent basis as it represents a poor visual feature at the main entrance to the site. Kent Highways also consider there would be a conflict with pedestrians once the spine road and pavement are in use. Therefore, a condition requiring its removal is necessary. Permanent access to the houses would be provided under a future Phase 2 application which the applicant advises will be submitted within 18 months. Parking for the houses is in accordance with the adopted parking standards. KCC raise no objections subject to the sales parking being for a temporary period only.

## **7.0 CONCLUSION**

- 7.01 For the above reasons the layout, appearance and landscaping proposals for these four houses are considered to be acceptable and consistent with Phase 1, and therefore provide a high quality development in accordance with site policy H1(10), and other relevant policies within the Local Plan.

The scale of the development is acceptable and in accordance with the height Parameter Plan already approved under the outline consent. Permission is therefore recommended subject to the following conditions.

## **8.0 RECOMMENDATION**

**GRANT PLANNING PERMISSION subject to the following conditions** with delegated powers for the Head of Planning to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

### Conditions:

1. The development hereby permitted shall be carried out in accordance with the following plans:

18-2845-200A, 18-2845-201E, 18-2845-202D, 18-2845-204D, 18-2845-205D, 18-2845-206, 18-2845-210, 18-2845-211C, 18-2845-215.

Reason: In the interest of visual and residential amenity and to clarify which plans have been approved.

2. No development above slab level shall take place until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority:
  - a) Details of fenestration, cills, and recesses/reveals (in the form of large scale drawings (at a scale of 1:20 or 1:50)).
  - b) Details of gable verges, fascias and soffits to be minimal in size to reflect the approved plans (in the form of large scale drawings (at a scale of 1:20 or 1:50)).
  - c) Details of porch overhangs (materials, junctions, supports).
  - d) Details of balconies (materials and fixings).
  - e) Details of gutters and downpipes (materials) and their locations, which shall be positioned to limited their visibility from public vantage points.

Reason: To ensure a high quality design and finish.

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) (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.

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4. The temporary sales visitors parking area and temporary footpath as shown hatched on drawing no. 18-2845-201E shall be removed within 2 years of the date of this permission, or prior to any residential use of the spine road and pavements approved under application 18/505429/REM (whichever is the sooner), and restored in accordance with a scheme approved in writing by the Local Planning Authority. Details of the scheme for the restoration of the temporary parking and path areas shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission.

Reason: The permanent retention of the sales parking area/paths is not acceptable from a visual amenity aspect, and is not compatible with the residential use of the spine road from a highway safety aspect.