
Mereworth (Mereworth) Hadlow, Mereworth And West Peckham	564745 154631	09.03.2006	TM/06/00182/FL
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Proposal:	New guesthouse accommodation rooms, alterations and new toilet and lobby area and alterations to current parking layout
Location:	The Beech Restaurant 501 Seven Mile Lane Mereworth Maidstone Kent ME18 5QY
Applicant:	G + M Packham

1. Description:

- 1.1 Permission is sought for a new extension to the rear of the existing property to provide guest accommodation, and a new toilet, lobby area and conservatory, and for alterations to the existing building. The proposed accommodation comprises 10 bedrooms with en-suite accommodation. Four of the rooms provide split level accommodation, with space in the lower ground level for bedrooms and bathroom and lounge facilities at ground level.
- 1.2 It is also proposed to alter the existing car parking layout to reduce the extent of parking adjacent to the highway and extend it alongside the side of the proposed building.

2. The Site:

- 2.1 The site currently comprises a two storey property with a single storey flat roofed rear extension. Adjacent to the site is an area of hardstanding that is used for car parking. The building is currently used as a restaurant at ground floor with residential accommodation above. The site is situated within the Metropolitan Green Belt, Special Landscape Area and outside the defined confines of Mereworth. To the rear of the site is Hurst Wood/ Mereworth Woods, which are a Site of Nature Conservation Interest. Opposite the site are a few residential dwellings. The site fronts Seven Mile Lane, which is a classified road. An Article 4 Direction was served on the site in 1983, removing certain classes of permitted development, including gates, fences, new accesses and the stationing of caravans.

3. Planning History (selected):

- 3.1 TM/06/00170/FL Approved 07.03.2006
Variation of condition 1 to extend time period by a further three years in respect of planning permission ref. TM/00/00236/FL (single storey side ext. to form entrance lobby, bedroom with en-suite; 1st floor rear ext. to form B+B accom. [7 bedrooms with en-suite and ext.staircase], living accom. at 1st floor retained with internal alterations to form office and bedroom).

- 3.2 TM/00/00236/FL Approved 21.02.2001
Single storey side ext. to form entrance lobby, bedroom with en-suite; 1st floor rear ext. to form B+B accom. [7 bedrooms with en-suite and ext.staircase], living accomm. at 1st floor retained with internal alterations to form office and bedroom.
- 3.3 TM/89/0166 Approved 27.04.89
Extensions and improvements to restaurant with living accommodation over.
- 3.4 TM/80/1197 Approved 27.02.81
Second storey addition to form private rec/function room and single storey rear addition to form lobby and toilets.
- 3.5 TM/79/0598 Approved 30.08.79
Erection of single storey private rear extension to provide living accommodation.
- 3.6 TM/79/0228 Refused 02.07.79
Erection of 2 sign boards – one illuminated and one non illuminated.
- 3.7 TM/76/0755 Approved 29.09.76
Extension.
- 3.8 MK/4/71/0293AT Refused 13.08.71
Illuminated sign.
- 3.9 MK/4/71/0169 Approved 24.04.72
Extension to kitchen, erect a double garage.
- 3.10 MK/4/71/0053 Approved 11.03.71
Reconstruction of toilet accommodation.
- 3.11 MK/4/64/0101 Approved 13.02.64
Extension to form living accommodation.
- 3.12 MK/4/61/0216 Approved 05.04.61
Improvements to bars etc.

4. Consultees:

- 4.1 PC: No objections.
- 4.2 KCC (Highways): The proposed parking layout shows 50 parking spaces, similar to the existing provision, with potential room to extend if required. In this location I would expect to see 10 spaces dedicated to the new facilities. The plan shows changes to the car park access that combine two entrances. The proposals seek to result in the closure of informal access on the southern boundary of the site. This should be reinstated to highway manager's requirements. No objection.
- 4.3 DHH: No objections.
- 4.4 Private Reps: 5 (including Art 8 site and press notice) 0S/0R/0X.

5. Determining Issues:

- 5.1 The proposal is a departure from the TMBLP. The principal of new guesthouse accommodation has been established in the previous application (TM/00/00236/FL), as the proposal brings an improved tourism offer in the locality. The principal issues associated with this proposal are whether the proposal is an acceptable form of development in the countryside, whether it causes demonstrable harm to the openness of the Green Belt and the impact that the proposal will have upon the amenity of neighbours and the amenity of the locality.
- 5.2 The approved scheme involves extending above the existing flat roofed elevations. The bulk of the latest proposal will be greater than the approved scheme, but it will be by way of a single storey extension and will therefore not have a significantly greater impact upon the amenity of the locality than the approved extension.
- 5.3 The applicant also proposes altering the existing property to remove the plastic weatherboarded gables. The flat roofed extensions to the rear of the building would be retained but reclad. The parking would be altered to occupy less of the road frontage.
- 5.4 I am of the opinion that these alterations to the existing building and to the existing parking layout will actually improve the appearance of the property and will result in an improvement to the character and amenity of the locality.
- 5.5 The loss of the informal access to the south of the site and the landscaping of this land would provide an improvement to highway safety issues and improve the appearance from the streetscene.
- 5.6 The proposal will significantly improve the appearance of the building and further enhance its functioning and in the balance of all consideration I feel that permission should be granted.

6. Recommendation:

- 6.1 **Grant Planning Permission** as detailed in letter dated 31.01.2006 and 02.03.2006 and plan nos. 829-3/3, 829-3/2, 829-3/1, 829/p02, 829/p03, 829/x02, 829/x03, 829/p04, 829/p05, 829/x04 and 829/x05, 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 pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

- 3 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 4 The hereby approved guesthouse accommodation shall remain ancillary to the use of the building as a restaurant and Bed and Breakfast accommodation shall not be occupied as a separate hereditament without the prior permission in writing of the Local Planning Authority.

Reason: The site is located in the Metropolitan Green Belt and in the rural area where residential dwellings are not normally permitted.

- 5 This permission shall be an alternative to the following permission(s) and shall not be exercised in addition thereto, or in combination therewith. (Permission(s) granted on 07.03.06 and under reference(s) TM/06/00170/FL).

Reason: The exercise of more than one permission would result in an over intensive use of the land.

- 6 The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Ten vehicle parking spaces should be clearly marked for guests staying in the accommodation. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space. (P004*)

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking.

- 7 The access shall not be used until vision splays of 2m x 2m x 45° between the driveway and the back of the footway have been provided. The area of land within these vision splays shall be reduced in level as necessary and cleared of any obstruction exceeding a height of 0.6m above the level of the nearest part of the carriageway. The vision splays so created shall be retained at all times thereafter. (H017)

Reason: In the interests of highway safety.

- 8 The use hereby permitted shall not be commenced until the existing vehicular access to the south of the site has been closed permanently. (H006*)

Reason: To ensure the safe and free flow of traffic.

Informative:

- 1 With regard to works within the limits of the highway, the applicant is asked to consult The Highway Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.
- 2 The applicant is advised that no further extensions to the property are likely to be permitted. The property has been extended considerably since originally erected and therefore further extensions to the property are likely to have a detrimental impact on the openness of the Metropolitan Green Belt, within which the site is situated.

Contact: Glenda Egerton