

Hadlow (Golden Green) **563791 148323** **6 December 2006** **TM/06/02917/FL**
East Peckham And
Golden Green

Proposal: Conversion of existing detached dwelling to form 1no. 2 bed
and 1no. 3 bed dwellings
Location: Myrtle House Victoria Road Golden Green Tonbridge Kent
TN11 0LR
Applicant: Ashley Ozz

1. Description:

- 1.1 Planning permission is sought for the conversion of this existing detached single dwelling into 1 no. 2 bedroom dwelling and 1 no. 3 bedroom dwelling.
- 1.2 The application is accompanied by a full Design and Access Statement, which concludes by making the following points:
 - Refurbishment works will return the house to a good state of repair and contribute to its setting by providing a building of character within this part of Golden Green
 - Fortunate that the works can be carried out in tandem with the redevelopment of the adjacent Victoria Works site and that off-street parking provision can be provided as a result
 - Demolition of the poor rear extension allows for a good quality scheme to be provided with living accommodation which meets current modern standards whilst providing access for those less able persons

2. The Site:

- 2.1 This is a detached single dwelling located within the rural settlement confines of Golden Green. It is currently redundant and clearly in a poor state of repair requiring significant refurbishment.
- 2.2 The Victoria Works site, currently being redeveloped to provide for one detached dwelling and a terrace comprising three dwellings lies to the immediate north of the application site.
- 2.3 The site is surrounded on all other sides by residential properties of varying age, design and size meaning that Victoria Road is not characterised by one typical form of dwelling although it is acknowledged that there is a definite rural character to the general locality.

3. Planning History:

TM/85/10804/FUL Refuse 21 October 1985
(TM/85/1202)
Conversion of existing building (formerly offices and flat) into 2 dwellings.

TM/85/11309/FUL grant with conditions 19 July 1985
(TM/85/568)
Change of use of existing building from office to private dwellinghouse.

4. Consultees:

4.1 PC: The Council would request the consideration of the allocation of specific parking spaces to each unit.

4.2 KCC (Highways):

Revised details 2: Amended drawing No. 2962F/100 (Revision F) shows a revised entrance / parking layout. Although the parking area is compact, suitable space for parking, casual parking and turning is available. I would therefore support this proposal subject to the imposition of suitable conditions and informatives.

4.3 Private Reps + Article 8 Site Notice: 26/0X/1R/0S. Objection centres on the following:

- Parking is already very limited on Victoria Road, causing problems for local residents.
- Negative impact on the rural characteristics of the area.
- Several solutions could be provided including the introduction of a residents parking permits and designated spaces in an attempt to ensure the residents of Victoria Works and Myrtle House will not encroach on the parking availability to the existing local residents.

5. Determining Issues:

5.1 Policy P5/3 of the Local Plan encourages the provision of new housing in urban areas which makes full and effective use of land particularly where sites are close to and well served by, public transport. This aim is supported by policy P5/4 which states that the conversion of houses into smaller units should be permitted provided schemes are acceptable in respect of external design, requirements for amenity space, privacy, highway and parking standards, landscaping and setting. The site lies within the rural confines of Golden Green, as defined in the Tonbridge and Malling Borough Local Plan 1998, and the conversion of the building into two smaller residential units is therefore broadly acceptable in principle.

- 5.2 With the principle of development of this nature established, the specific details of the proposal must be assessed in terms of policy P4/11 of the Local Plan.
- 5.3 The external refurbishment of the building would contribute to an improvement to the visual quality of the individual building, overall street scene and wider locality, which is welcomed. This refurbishment does include the installation of two front doors proposed to serve the resulting dwellings with canopies over. Whilst this would alter the appearance of the front elevation of the building, these openings could be introduced to the dwelling at any time should it be brought back into use as a single unit. I do not consider that these doors would be harmful to the overall quality of the street scene. However, to ensure that these are of an appropriate and high quality, I consider it necessary to require details of joinery to be submitted by condition prior to the commencement of development should Members be minded to approve the application.
- 5.4 In terms of residential amenity, I do not consider that the proposal would result in any adverse impacts to the privacy of the surrounding residential properties given that a dwelling currently exists and that no further windows are proposed to serve the two resulting units at any point. Furthermore, the removal of an existing two storey rear element attached to the original building will, in fact, serve to reduce the impact on the neighbouring dwellings in terms of built form and overshadowing.
- 5.5 The remaining issue therefore centres on whether the level of off-street parking provision included within the scheme is sufficient to serve the two resulting units, particularly given the redevelopment of the adjacent Victoria Works site and bearing in mind the concerns of the local residents regarding this matter. Planning application TM/85/1202, which related to the conversion of the building (formerly offices and flat) into 2 dwellings, was refused for the following reason:
- “The proposal constitutes over intensive development leaving each dwelling with inadequate amenity space detrimental to the amenities of the occupants and having inadequate car parking space likely to result in on street parking detrimental to the free passage of other vehicles.”*
- 5.6 The final views made by Kent Highways on the scheme now before the Committee has been included at paragraph 4.2 of this report. The parking plan now submitted provides a suitable level of off-street parking provision to serve the two proposed dwellings, whilst retaining sufficient provision to serve the adjacent Victoria Works development. Whilst it is recognised that the parking area is compact, suitable space for residents parking, casual parking and turning is available, especially bearing in mind that historically this dwelling has not benefited from any formal off-street parking space (and certainly no space over which there was any planning control) and that the unit could be brought back into use without any such off-street parking.

6. Recommendation:

6.1 Grant Planning Permission in accordance with the following submitted details:

- Letter 2962F/20/DJ/SG dated 03.01.2007,
- Letter 2962F/20/DJ/SG dated 06.12.2006,
- Letter 2962F/20/DJ/SG dated 02.11.2006,
- Letter 2962F/20/DJ/SG dated 07.09.2006,
- Letter 2962F/20/DJ/SG dated 21.09.2006,
- Design and Access Statement dated 21.09.2006,
- Plan 2962F/P02 dated 07.09.2006,
- Plan 2962F/P03 B dated 03.01.2007,
- Parking Layout 2962F/100 F dated 06.12.2006,

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (Z013)

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall take place until details of any joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. (D006)

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

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed at first floor level in the either flank elevation of the building other than as hereby approved, without the prior written consent of the Local Planning Authority. (D013*)

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Class A, B, C, D or E (inclusive) of Part 1 and Class A of Part 2 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto. (R001*)

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity.

- 5 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. 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.

- 6 No building shall be occupied until the area shown on the submitted plan as a turning area has been provided, surfaced and drained. 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 turning area. (P011)

Reason: Development without provision of adequate turning facilities is likely to give rise to hazardous conditions in the public highway.

- 7 The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting 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. (L002)

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.

Informatives

1. With regard to the construction of the pavement crossing, the applicant is asked to consult The Highways Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.

2. Surface water from private areas is not to discharge onto the public highway
3. The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to the Chief Solicitor, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or contact Trevor Bowen, Principal Legal Officer, on 01732 876039 or by e-mail to trevor.bowen@tmbc.gov.uk. To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.
4. The applicant is advised that the parking bays to the rear of the site be clearly marked as designated for the residents of Myrtle House to avoid any unnecessary confusion amongst residents.

Contact: Emma Keefe