
Platt Borough Green And Long Mill	563419 157989	5 July 2007	TM/07/02397/FL
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Proposal:	Part single, part two storey extension to existing hotel and replacement car park
Location:	Travel Inn London Road Wrotham Heath Sevenoaks Kent TN15 7RX
Applicant:	Whitbread Group Plc

1. Description:

- 1.1 The application was deferred at the meeting of APC2 on 24 October 2007 as Members wished to receive a full demonstration of the visual impact of the proposal on the street-scene, when viewed from the public domain. Members specifically questioned whether the relationship of the height of the proposed extension with the woodland backdrop to the rear would be appropriate.
- 1.2 A copy of my previous report and the supplementary report are annexed.
- 1.3 The applicant's agent has submitted a photomontage of the view from the north side of the A20, opposite the entrance to the site, showing the proposed extension in relation to the existing tree belt to the south. The agents would have prepared a similar montage from the traffic lights further east along the A20 but the proposal would not be visible from that vantage point. The agent has submitted a photograph to illustrate this.

2. Consultees:

- 2.1 No further representations received at the time of writing. Any letters or comments received prior to Committee will be reported in the Supplementary Report.

3. Determining Issues:

- 3.1 The photomontage submitted demonstrates that there would be a significant amount of the woodland backdrop visible above the ridge line of the proposed extension.
- 3.2 The trees are located within the site area and will therefore be maintained through the woodland management plan, which is to be conditioned through any approval. I therefore consider the visual impact of the proposal in relation to the impact on views from a public domain, to be acceptable and in accordance with policy QL1 of the Kent and Medway Structure Plan 2006.
- 3.3 The other issues remain as set out in the previous report.

4. Recommendation:

- 4.1 **Grant Planning Permission:** in accordance with the following submitted details: Certificate B dated 05.07.2007, Letter dated 05.07.2007, Location Plan dated 05.07.2007, Site Plan 2308/P1 dated 05.07.2007, Site Plan 2308/P2 C dated 05.07.2007, Floor Plan 2308/P3 B dated 05.07.2007, Elevations 2308/P4 dated 05.07.2007, Survey GBA4407.01 dated 05.07.2007, Supporting Statement dated 05.07.2007, Email received on 13.11.2007, Email received on 08.11.2007, Photo received on 13.11.2007, Photo Montage received on 08.11.2007.

Conditions / Reasons

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. All materials used externally shall match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or 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. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

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. No development shall take place until details of a woodland management scheme have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

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 or 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.

Reason: Development without provision of adequate accommodation for the parking 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 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.

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

7. The noise attenuation measures and completed internal noise levels set out within Supporting Statement date stamped 5 July 2007 shall be carried out before the first occupation of the extension hereby permitted, and retained at all times thereafter.

Reason: In the interests of the aural amenity of the occupants of the building.

8. No external lighting shall be installed in connection with the development hereby approved unless details have first been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with the approved details.

Reason: In the interests of visual and rural amenity.

9. No development shall take place until there has been submitted to and approved by the Local Planning Authority, a scheme of secure cycle and motor cycle parking, and the work shall be carried out in strict accordance with those details before the first use of the extension hereby permitted and retained at all times thereafter.

Reason: In the interests of highway safety and the provision of adequate parking facilities.

10. No development shall take place until there has been submitted to and approved by the Local Planning Authority, a scheme of additional disabled parking spaces and a management plan for the allocation of those spaces. The works shall be carried out in strict accordance with those details before first use of the extension hereby permitted and retained at all times thereafter.

Reason: In the interests of highway safety and the provision of adequate parking provision.

Contact: Lucy Stainton