

Platt **561695 155682** **27 February 2008** **TM/08/00467/FL**
Borough Green And
Long Mill

Proposal: Change of use of building from residential annexe to residential dwelling (C3)
Location: The Paddock Basted Lane Crouch Sevenoaks Kent TN15 8PZ
Applicant: Mr And Mrs Safdar

1. Description:

1.1 Members will recall that this application was deferred from the APC May meeting on 7 May 2008 for a Members' Site Inspection. The Members' Site Inspection was held on 3 June 2008 at 3.30pm. The original report is reproduced as an Annex.

2. Reason for reporting to Committee:

2.1 Deferred from previous APC for a site inspection.

3. Consultees:

3.1 Kent Fire and Rescue: No response to date, to be reported in the Supplementary Report.

4. Determining Issues:

4.1 Further to the Members' Site Inspection a number of points for clarification were sought, regarding access for a fire engine and the number of dwellings which can be served off a private drive.

4.2 Views have been sought from Kent Fire and Rescue in respect of access for fire engines and these will be set out in the Supplementary Report.

4.3 In general KCC guidance in Kent Design is that a maximum of five dwellings should be served off a private drive however this can be increased, significantly, depending on the conditions of the access and site.

4.4 In terms of the previous refusal on the adjacent site, Ivers, ref: TM/96/01793/FL, the circumstances of this application were different from those now being considered. This application was for a new build five bedroom dwelling which would generate a higher level of traffic and was also refused on other planning grounds. The current application is to allow a building that is already in residential occupation, as an annexe (and therefore a source of traffic generation) to be used as an independent dwelling. Whilst I accept that a new separate household is being created, Kent Highway Services considers that the overall change in traffic flows resulting from this application is less than would be expected for a new build dwelling.

4.5 In light of the above considerations and those previously identified in the last report, I remain satisfied that this proposal is acceptable and therefore I support this proposal.

5. Recommendation:

5.1 **Grant Planning Permission**, as detailed in Certificate B dated 13.02.2008, Letter dated 13.02.2008, Letter PLTS/TM/07/04088/INF Copy dated 13.02.2008, Site Layout DHA/6475/02 dated 13.02.2008, Site Layout DHA/6475/03 A dated 13.02.2008, Location Plan DHA/6475/01 B dated 13.02.2008, Letter dated 27.02.2008, Floor Plans And Elevations dated 27.02.2008, 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. 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.

3. 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.

4. 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 to include a replacement Scots pine tree. 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.

5. 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 and E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In the interests of the protection of residential amenities and the appearance of the locality.

Informatives

1. The proposed development is within a road which does not have a formal street numbering and, if built, the new property/ies will require new name(s), which are required to be approved by the Borough Council, and post codes. To discuss suitable house names you are asked 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.
2. The Local Planning Authority supports the Kent Fire Brigade's wish to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.
3. Tonbridge and Malling Borough Council operate a wheeled bin, boundary of property refuse collection service. In addition the Council also operates a fortnightly recycling box/bin service. This would require an area approximately twice the size of a wheeled bin per property. On the day of collection, the wheeled bin from each property should be placed on the shared entrance or boundary of the property at the nearest point to the adopted KCC highway. The Council reserves the right to designate the type of bin/container. The design of the development must have regard to the type of bin/container needed and the collection method.

Contact: Lucinda Green