

Wateringbury
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568413 153449 22 July 2008

TM/08/02067/FL

Proposal: Part two storey and first floor extension to rear and side of existing dwelling
Location: 31 Old Road Wateringbury Maidstone Kent ME18 5PL
Applicant: Mrs Karen Hubble

1. Description:

1.1 Members will recall that this application was deferred from the 10 December 2008 Area 2 meeting for a Members' Site Inspection. The Members' Site Inspection was held on 9 January 2009. The original and supplementary reports are reproduced as an Annex. Any issues arising from the Site Inspection will be dealt with in a further supplementary report.

2. Reason for reporting to Committee:

2.1 To report back following a Members Site inspection.

3. The Site:

3.1 This is as previously described.

4. Planning History:

4.1 None.

5. Consultees:

5.1 No further representations have been received.

6. Determining Issues:

6.1 These are as previously described.

7. Recommendation:

7.1 **Grant Planning Permission** as detailed by: Letter dated 01.07.2008, Letter dated 22.07.2008, Location Plan dated 01.07.2008, Design and Access Statement dated 22.07.2008, Certificate B dated 21.11.2008, Notice dated 21.11.2008, Plan 08/01083/01 1 dated 21.11.2008 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. 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. All eaves 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.

4. The bond and pointing of any brickwork 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.

5. 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 in the first floor flank elevations of the extension without the prior written consent of the Local Planning Authority.

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.

Informatives

1. Under permitted development rights, the landing window on the north- east elevation of the existing cottage must be fitted with obscured glass and shall be non-opening, apart from any top-hung light 1.7m above internal floor level.

Contact: Marion Geary