Ightham 559557 156685 **18 November 2009** TM/09/02862/FL Ightham Proposal: Refurbishment and extension

Location: The Nook The Street Ightham Sevenoaks Kent TN15 9HG

Applicant: Mr Steve Wentworth

1. **Description:**

Members will recall that this application was brought to Area 2 Planning Committee on 3 February 2010, where it was deferred for a Members' Site Inspection (MSI).

- 1.2 The MSI is scheduled for 19 February 2010.
- 1.3 A full description of the proposal can be found within the previous Committee Report and Supplementary Report which are annexed to this report.

2. Consultees:

2.1 My previous report contains details of the consultee responses received at that time. No further representations have been received at the time of writing.

3. **Determining Issues:**

- Members asked Officers to seek more detail on materials, to re-assess the 3.1 appropriateness of the proposed materials for the side extension and to explore the possibility of the imposition of a condition on landscaping for the front and side garden. The issue of parking was also debated at Committee, including the public parking provision in the locality.
- 3.2 At the time of writing, the applicant's agent is preparing revised plans which I understand will show the flank wall of the side extension to be in ragstone with brick quoins. The applicant is also sourcing the bricks for the quoins and rear extension and aims to have these available at the MSI. I feel that the amendment of materials to show ragstone on the flank wall of the proposed side extension will improve, as a matter or principle, the aesthetics of the proposal and improve the impact of the development in the wider Conservation Area (subject, of course, to the selection of the specific materials).
- The applicant's agent is also preparing a landscaping scheme to submit as part of 3.3 the current application in order to show their intentions for planting at this stage of the process, rather than seeking to have these details reserved by condition.
- 3.4 The issue of parking has been investigated with the Council's transport and parking team. The triangle of parking next to the War Memorial is not a public parking area and, indeed, is surrounded bordered by double yellow line traffic

- regulation orders. There is unrestricted public parking allocated on the west side of The Street which is for the use of residents. This bay is approximately 30m long.
- 3.5 The application, in increasing the number of bedrooms from 2 to 3, does not result in the need for additional off road parking provision when assessed against the standards adopted following the last Planning and Transportation Advisory Board in Interim Guidance Note 3 Residential parking.
- 3.6 Any further issues arising from the MSI, or amended plans/additional information received, shall be reported in the Supplementary Report.

4. Recommendation:

4.1 **Grant Planning Permission** as detailed in Design and Access Statement dated 11.11.2009, Location Plan 2.24.05/P/100 dated 11.11.2009, Site Plan 2.24.05/E/101 dated 11.11.2009, Existing Plans 2.24.05/E/102 dated 11.11.2009, Elevations 2.24.05/E/103 dated 11.11.2009, Plan 2.24.05/E/104 dated 11.11.2009, Landscape Layout 2.24.05/E/105 dated 11.11.2009, Site Plan 2.24.05/P/101 dated 11.11.2009, Floor Plan 2.24.05/P/102 dated 11.11.2009, Floor Plan 2.24.05/P/103 dated 11.11.2009, Proposed Roof Plan 2.24.05/P/104 dated 11.11.2009, Elevations 2.24.05/P/105 dated 11.11.2009, Elevations 2.24.05/P/106 dated 11.11.2009, 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. 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 side (southwest) elevation(s) of the building other than as hereby approved, 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.

- 4. No development shall take place until details of slab level and retaining walls to the rear garden 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. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

6. The window on the first floor flank (south-west) elevation shall be fitted with obscured glass and, apart from any top-hung light, shall be non-opening. This work shall be effected before the room is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.

Informatives

- 1. The applicant is reminded that planning permission is required for the creation of any parking space within the front garden of The Nook due to the necessary engineering works which would be required to provide for such a space.
- 2. Construction work by its nature can easily destroy or remove buried archaeological remains. While a formal programme of archaeological investigation is not required as a condition of this permission, it is important that an appropriately experienced archaeologist inspects below ground trenches and records archaeological evidence, whether structures or finds. This should normally be possible within the construction process and should not hold up construction works.

Contact: Lucy Stainton